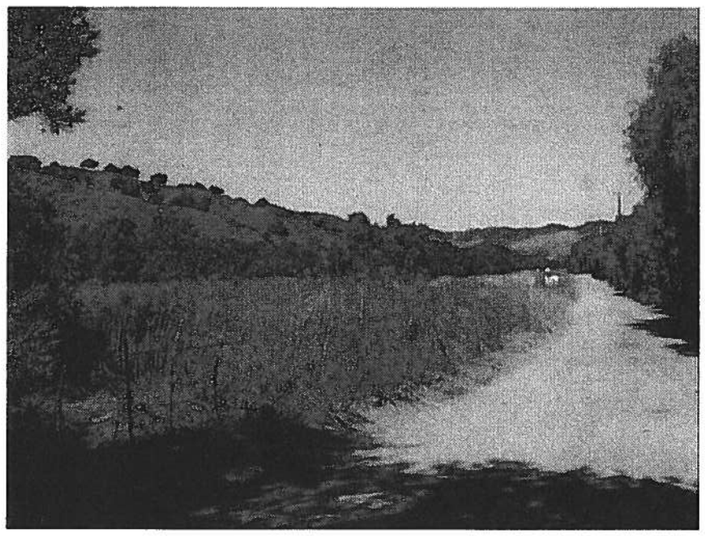
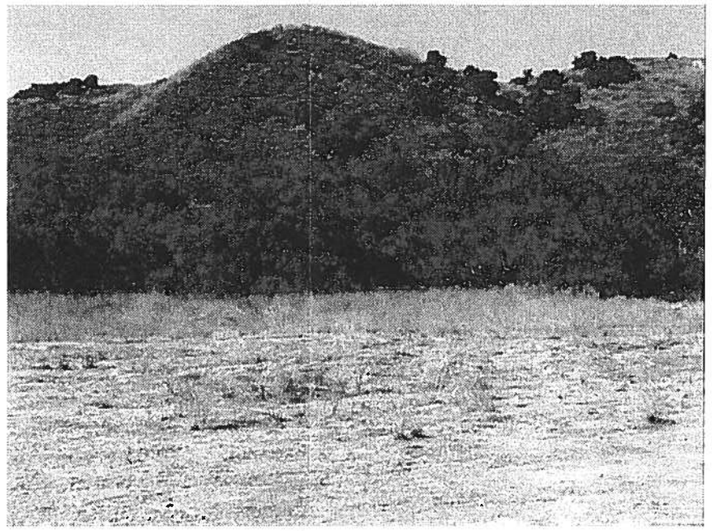
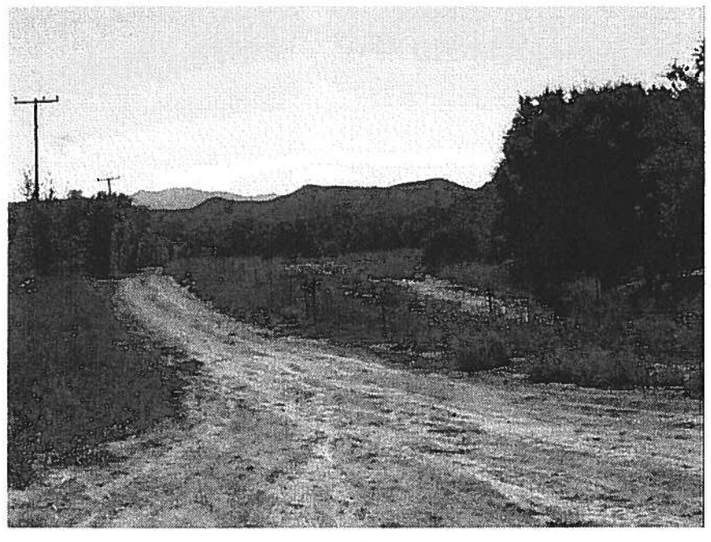


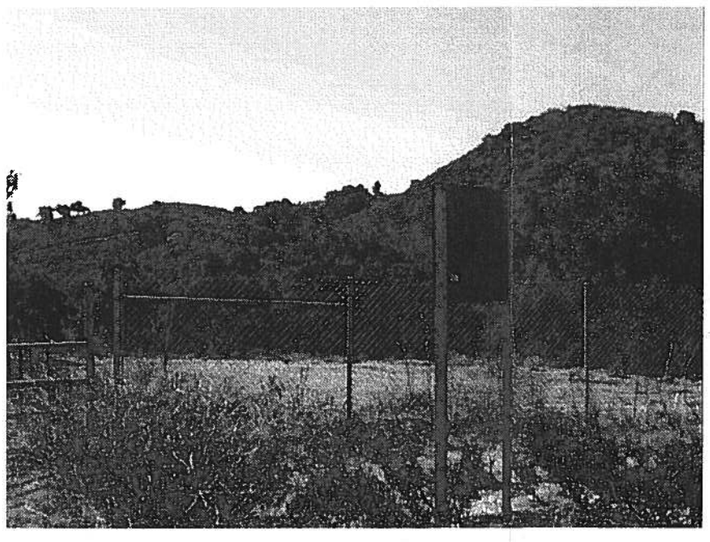
View looking north.



View looking west.



View looking south.



View from State Park looking south.

FIGURE **4.5-2**

Project Site Photographs

IMPACT ANALYSIS

Impact Significance Criteria

According to the Open Space and Conservation Element of the *General Plan*, topographical features within Agoura Hills are important viewsheds in the community and development should be limited within these areas as outlined in the *Zoning Ordinance*. To evaluate the significance of environmental impacts to visual quality, the following criteria is used:

- For purpose of this analysis, any silhouetting of structures at the crest of prominent ridgelines or substantial modifications to natural landform features resulting from cut-and-fill grading shall be considered significant if they are clearly visible from public viewing locations.
- A significant impact would occur if topographical features, such as the on site watercourse or other natural features such as oak trees, are removed and/or obstructed from view along Chesebro Road.
- A significant impact would occur if development of the residential lots is not in conformance with the semi-rural, low density character of Old Agoura.

Project Impacts

Silhouetting

A review of the proposed tract map indicates that the proposed residential building pads would be built below the prominent ridgelines on site. From the viewpoints described previously, views of the off-site hills, including the Santa Monica Mountains, would not be obstructed and the building pads would not be located in areas where homes would silhouette the hilltops. Therefore, there would be no significant impact with respect to silhouetting.

Landform Alterations

As shown in **Figure 3.0-3** (reference Section 3.0, Project Description), the proposed residential lots would be located on the eastern portion of the site, largely along Chesebro Road. The grading plan is conceptual only, as each individual lot would be sold separately and grading would be conducted by each future owner. To accommodate 10 residential lots, a total of approximately 9,500 cubic yards of dirt would be moved on-site. Most grading would occur in the relatively flat area between Palo Comado Creek and Chesebro Road for Lots 1 through 8. The pads on Lots 9 and 10 would be created west of the creek, again in a relatively flat area. As such, grading would be minimal and it is expected that

encroachment into the existing slopes would be minimal. Therefore, no significant visual impacts to existing landforms are anticipated.

Effects on Topographical Features

There may be some minor obstruction of some oak trees from the public viewing locations along the property frontage of Chesebro Road. These obstructions are considered very nominal. Considering the low volume of public traffic along this portion of Chesebro Road, these minor obstructions would not be considered significant. There are no primary ridgelines (e.g. Ladyface Mountain, Strawberry Hill, etc.) visible from Chesebro Road in the project vicinity. Therefore, no obstructions of or significant impacts to viewsheds of natural topographic features in the City are anticipated.

Effects on the Old Agoura Community

Given the low density of the project and the minimum residential lot size of 1.0 acre, the proposed tract map would also conform with the low density character of Old Agoura, which contributes to the rural atmosphere of the area. In addition, in accordance with the hillside management and SEA overlay zones of the site, each future lot development would be subject to an individual CUP and subsequent City environmental review in order to evaluate individual lot pad grading, house placement, septic system design and placement and compliance with the City's Oak Tree Permit requirements. The half-street improvements proposed as part of the project would be made in conformance with City standards for the area. All of these subsequent review elements would ensure development in accordance with the character of Old Agoura. For example, height and size of homes in relation to placement on the lots and to the hillside would be considered during the CUP evaluation process. As articulated in the *General Plan*, it is important that homes be placed in relation to the existing grading and slope and not placed perpendicular to the natural terrain.

Each lot of the proposed tract map would be sold and developed on an individual basis. Consequently, each home would be designed individually as custom homes individually developed over time. This form of development would lend itself to a variety of designs that is reflective of the existing development style within Old Agoura. Each design and building development would be subject to subsequent review by the City through separate CUPs. This review would ensure that individual home development would not significantly impact the character of the Old Agoura community.

Cumulative Impacts

Cumulative impacts would result from implementation of the project when considered together with development of reasonably foreseeable projects on properties within the same viewshed area. However, there are no other development projects within the same viewshed area. There are, however, other proposed residential development projects in other undeveloped areas of the City (see Section 3.0, Project Description, for a list of cumulative projects). Cumulatively, these projects would diminish vacant land and, therefore, aesthetic quality of the area. However, these locations are conditionally designated for development in the *General Plan* and no significant cumulative aesthetic impacts would occur.

MITIGATION MEASURES

No significant impacts realed to aesthetics have been identified. Therefore, no mitigation measures are recommended or required.

UNAVOIDABLE SIGNIFICANT IMPACTS

No significant impacts related to aesthetics or community character are anticipated.

5.0 UNAVOIDABLY SIGNIFICANT IMPACTS

PURPOSE

Section 15126(b) of the CEQA Guidelines *requires an EIR to describe any significant impacts which cannot be avoided if the proposal is implemented. The discussion is to include the identification of any significant impacts that cannot be mitigated to less than significant levels.*

BIOLOGICAL RESOURCES

This EIR indicates that impacts to all environmental categories can be mitigated to less than significant levels with the exception of impacts to biological resources. Although the project is designed to limit impacts to biological resources, unavoidable impacts would occur.

Measures are recommended in this EIR that would reduce all of the direct and indirect impacts of the project to less than significant levels. However, the cumulative loss of sensitive wildlife habitat is considered a significant unavoidable impact because, despite the implementation of mitigation measures, this land would be permanently converted to residential land uses.

6.0 PROJECT ALTERNATIVES

PURPOSE

This section of the EIR provides a comparative analysis of the merits of alternatives to the proposed project pursuant to Section 15126(d) of the CEQA Guidelines. *According to the* CEQA Guidelines, *the discussion of alternatives should focus on alternatives to a project or its location which can avoid or substantially lessen the significant effects of the project. The* CEQA Guidelines *indicate that the range of alternatives included in this discussion should be sufficient to allow decision-makers a reasoned choice between alternatives and a proposed project. The alternatives discussion should provide decision makers with an understanding of the environmental merits and disadvantages of various project alternatives.*

INTRODUCTION

As stated above, the principal purpose of an alternatives analysis is to define specific strategies that would reduce the magnitude of, or eliminate, potential project-related impacts. However, the *CEQA Guidelines* place some restrictions on the range of alternatives an EIR must address. First, an EIR need only examine those alternatives which meet most of the basic objectives of the project. Second, the *CEQA Guidelines* stipulate that alternatives addressed in an EIR should be feasible and should not be considered remote or speculative. When addressing feasibility, the *CEQA Guidelines* state that "among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, jurisdictional boundaries, and whether the applicant can reasonably acquire, control or otherwise have access to the alternative site." Lastly, alternatives need not be presented in the same level of detail as the assessment of the proposed project.

The project objectives established by applicant include the following:

1. Develop a financially-viable subdivision;
2. Preserve substantial community open space, riparian habitat, visible hillsides and ridgelines, and oak trees to the maximum extent feasible;
3. Provide a quality subdivision in keeping with the Old Agoura community character.

Based on these CEQA-driven directives, alternatives to the proposed project were conceived to reduce significant adverse impacts without undermining fundamental project objectives. Section 4.0, Environmental Impact Analyses, of this EIR concludes that project implementation would result in significant environmental impacts. Most of the impacts could be reduced to less than significant levels through the implementation of the mitigation measures recommended in this EIR. However, the project would result in unavoidably significant cumulative impacts to biological resources.

ALTERNATIVES SELECTED FOR EVALUATION

Section 15126 of the *CEQA Guidelines* requires an analysis of a "no project" alternative. To meet this standard, the first alternative in this analysis discusses the existing conditions of the site, as well as what could reasonably be expected to occur on the site in the future if the proposed project were not to be developed.

Because the proposed project's cumulative impacts to biological resources would be considered unavoidably significant, a second alternative was identified that would reduce the amount of development on site and, therefore, preserve additional biological resources in their existing condition as permanent open space. This alternative, referred to as the Eight Lot Alternative, eliminates Lots 9 and 10 on the western side of Palo Comado Creek. With this alternative, all development on the site would occur on the eastern side of Palo Comado Creek, and all of the land to the west - including the creek - would be preserved as permanent open space.

An alternative site discussion is also provided in accordance with Section 15126(d) of the *CEQA Guidelines*.

ALTERNATIVES ANALYSIS

Alternative 1: No Project Alternative

Under the "no project" alternative, the proposed project would not occur and the potential project-related impacts described in Section 4.0 of this EIR would also not occur. However, selection of the "no project" alternative would not necessarily preclude future development options for the site. The *General Plan* Land Use designation for the site is OS-R (Restricted Open Space) which assumes that development rights exists, but that development potential is constrained because of topographic, soil, geologic, and/or seismic hazards, as well as possible natural habitats, oaks trees, visual/aesthetic

values and related concerns. The maximum permitted density/intensity of residential uses within the OS-R category is one dwelling unit per five acres. Therefore, it is possible that the site would remain vacant until some other project is developed on the site, at which time similar impacts to the site's environment would likely occur.

Conclusion

If the site is left undeveloped, this alternative would be environmentally superior to the proposed project. However, this alternative would not meet two of the proposed project's objectives, which are to (1) develop an financially-viable subdivision and (2) provide a quality subdivision in keeping with the Old Agoura community character.

Alternative 2: Eight Lot Alternative

As discussed previously, this alternative eliminates the two residential lots (Lots 9 and 10) on the western side of Palo Comado Creek. The combined size of these lots is 8.5 acres. This land would be added to the 70.3 acres of permanent open space for a total of 78.8 acres of open space.

Geotechnical Concerns and Hydrology

Although the proposed project's geotechnical and hydrological impacts are not considered significant after the implementation of mitigation measures, this alternative would further reduce potential impacts. Fewer acres of the site would be graded and subject to compaction. No slope retaining features would be required. The amount of stormwater runoff would also be reduced incrementally, reducing potential drainage and water quality impacts on site and downstream.

Biological Resources

Development of Lots 9 and 10 would directly impact coast live oak woodland and coast live oak riparian forest habitats. By bridging over Palo Comado Creek, Lots 9 and 10 also provide for direct human presence west of the creek to a greater degree than the other lots. Consequently, the opportunity for greater indirect impacts to sensitive habitats is heightened by these two lots.

Elimination of Lots 9 and 10 with this alternative would preserve an additional 8.5 acres of the existing biological resources on the site. This includes portions of coast live oak woodland and coast

live oak riparian forest habitats. The magnitude of both direct and indirect impacts to the site's biological resources would be reduced with this alternative, with a reduction in human presence west of the creek expected. However, it would not reduce the magnitude of unavoidably significant cumulative biological resource impacts to less than significant levels.

Land Use, Aesthetics and Community Character

The proposed project's land use impacts are not considered significant. The same conclusion would be drawn for this alternative.

The building pad areas of Lots 9 and 10 are barely visible to off-site areas and their elimination would have no noticeable effect on the project's aesthetic value or community character compatibility.

Conclusion

This alternative would be environmentally superior to the proposed project and would meet some of the objectives for the project.

Alternative 3: Alternative Sites

The intent of Section 15126(d) of the *CEQA Guidelines* is to provide an alternatives analysis which could eliminate project impacts or reduce them to less than significant levels by developing the project at sites other than the one proposed. However, alternative site location analyses are considered more feasible for public projects, such as road extensions, fire and police stations, or post offices. For these types of projects, development of the facility is the primary consideration and the precise location within certain boundaries is the secondary consideration. The ability of a private applicant to secure alternative site locations is typically limited by property availability, market constraints, or sales prices.

The project is being proposed to meet the expected demands for increased housing in Los Angeles County. While it is conceivable that alternative sites to the proposed project site could be found and developed in order to meet expected demands for growth, it is just as conceivable that this demand could be met by developing many smaller parcels of land that are spread out over the area. Consequently, there could literally be tens, if not hundreds, of land parcels that could be developed in place of the proposed project. In fact, given the State-wide growth that is expected to occur as a result of internal population

increases and as a result of immigration to southern California from other states and countries, it is possible that a need exists to develop all available parcels suitable for housing, including the proposed project site and all alternative sites. For this reason, alternative sites may actually not be "alternative" sites at all, rather, an argument can be made that there will be a need in the future to develop them all. Nevertheless, the following describes the potential to develop an alternative site in the City rather than the proposed project site.

Presently, there are four large, undeveloped sites within the City, other than the proposed project site, that are planned and zoned for residential uses. Three of these sites presently have applications for development either approved by, or pending, with the City. Only the 106.7-acre Abrams property, located south of Agoura Road between Chesebro Road and Liberty Canyon Road, is not proposed for development at this time. The majority of this site is within the OS-R land use designation, similar to the proposed project site. The remainder of this site is designated for Medium Density Residential (6 to 15 units per acre), Rural Residential, (0.05 to 0.2 units per acre), and a local park. There are no other large, undeveloped lots within the Old Agoura area.

The Abrams site is the last undeveloped Medium Density Residential site within the City. Development of the proposed project (10 custom single family homes) on this alternative site would result in fewer homes being constructed than what is permitted under the *General Plan*. It would also have a much lower density than the existing homes to the east and west of this site.

Development of the proposed project on this alternative site would also impact this site's biological resources. The majority of this site is located on the slopes of the Santa Monica Mountains and within the Las Virgenes SEA (SEA #6). Like the proposed project, the majority of this site could be preserved as open space. However, the biological resources, including riparian habitat, within the development area would likely be significantly impacted at this location as well.

Conclusion

While acquisition of this site could theoretically be accomplished through a trade or purchase between the proposed project applicant and the alternative site owner, it is doubtful that this alternative would eliminate the potential for the proposed project site to be developed in the future. Consequently, this alternative site does not necessarily prevent impacts to biological resources from occurring in the region, and it has, therefore, been rejected.

ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Based on the information in this section, the "no project" alternative is the environmentally superior alternative from a purely environmental perspective. As specified in Section 12126(d) of the *CEQA Guidelines*, if the no project alternative is the environmentally superior alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. In this case, the Eight Lot Alternative would be considered the environmentally superior alternative since it would reduce the magnitude of cumulative impacts to biological resources caused by the proposed project.

7.0 GROWTH INDUCING IMPACTS

PURPOSE

Section 15126 of the CEQA Guidelines *requires that an EIR include a discussion of the project's potential to foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. The* CEQA Guidelines *also indicate that it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment. This section of the EIR provides an analysis of such potential growth-inducing impacts based on criteria suggested in the* CEQA Guidelines.

INTRODUCTION

In general terms, a project may foster spatial, economic, or population growth in a geographic area if it meets any one of the following four criteria:

1. Removal of an impediment to growth (e.g., establishment of an essential public service or the provision of new access to an area);
2. Economic expansion or growth (e.g., changes in revenue base, employment expansion, etc.);
3. Establishment of a precedent setting action (e.g., an innovation, a change in zoning, or general plan amendment approval);
4. Development or encroachment in an isolated or adjacent area of open space (being distinct from an "infill" type of project).

Should a project meet any one of the above listed criteria, it can be considered growth-inducing. The growth-inducing impacts of the proposed project are evaluated against these four growth-inducing criteria in this section.

ANALYSIS OF THE PROPOSED PROJECT

Removal of an Impediment to Growth

In general, growth in an area may result from the removal of physical impediments or restrictions to growth. In this context, physical growth impediments would include non-existent or inadequate access to an area as well as the lack of essential public services. In addition to these physical impediments, regulatory legislation, such as land use ordinances and building codes, may restrict or deter localized growth and can be considered an impediment to growth.

There would be no change in access or public services to the project site and it is not likely that Chesebro Road would be extended northerly of the site. The project site is, and would continue to be, accessed by Chesebro Road. Currently, the northern-most segment of Chesebro Road is unimproved. As part of the project, the applicant would construct the final half-street improvements to Chesebro Road along the site frontage. Parcels of land along Chesebro Road south of the site are already developed with residential uses. The land immediately north of the site is in Ventura County and the Santa Monica Mountains National Recreation Area's recently-acquired Palo Comado Canyon site, and east is the Agoura Pony Club equestrian center.

The proposed development of the project site would be consistent with the existing Agoura Hills *General Plan* land use designation for the property. The site is designated OS-R (Restricted Open Space) which assumes that development rights exists, but that development potential is constrained because of topographic, soil, geologic, and/or seismic hazards, as well as possible natural habitats, oaks trees, visual/aesthetic values and related concerns. The maximum permitted density/intensity of residential uses within the OS-R category is one dwelling unit per five acres. The project proposes 0.6 dwelling units per five acres.

Water would be extended to the project site. However, the project would be serviced by the Las Virgenes Municipal Water District through an extension of the major existing line in Chesebro Road. As with the adjacent properties and the majority of Old Agoura, each proposed lot would be served by an individual septic system. The septic systems would be located outside of the Chesebro Road right of way. Drainage is, and would continue to be, provided by Palo Comado Creek. Two underground pipelines (natural gas and fuel oil) traverse the northwest quadrant of the site, but would not be affected by the proposed project.

Based on this information, approval of the proposed project would not remove an impediment to growth. Therefore, the proposed project is not considered growth-inducing based on this criterion.

Economic Growth

The proposed project involves the future development of up to 10 single family homes and the permanent designation of four permanent open space lots. Although a temporal increase in construction-related job opportunities in the local area would result, the possibility for the project to induce any sustainable or long-term economic growth in the region is unlikely. Some indirect economic growth, such as an increased demand for local goods and services, would likely result from project implementation. This is consistent with Policy 1.1 of the Land Use Element of the *General Plan* which encourages

housing opportunities to provide market support for existing and future commercial uses in the City. However, given the proposed project's relatively small size in relation to the area's regional work force, the economic contribution of this project would be considered negligible. Consequently, the proposed project is not considered growth-inducing based on this criterion.

Precedent-Setting Action

The proposed project is consistent with the existing *General Plan* and *Zoning Ordinance* designations for the property. Project approval would not require any changes to the *General Plan* policies or zoning standards affecting the site. *General Plan* designations for the surrounding properties reflect the existing or planned development of the area with low- density residential uses. In addition, several existing homes within the City are located within SEA #6 and SEA #12. Based on this demonstration of consistency, the proposed project would not create a precedent and would not be considered growth-inducing with respect to this criterion.

Development of Open Space

As it exists today, the project site is a 90.87-acre property, designated for low density residential development (one dwelling unit per five acres). The proposed project involves the future development of up to 10 single family homes and the designation of four permanent open space lots at a density of 0.6 dwelling units per five acres. A series of three open space lots (Lots 12, 13 and 14) totaling 4.3 acres would be owned by a homeowner's association and provide open space protection for Palo Comado Creek, as well as the associated stream channel and riparian oak woodland. The majority of the property west of Palo Comado Creek would be preserved in its natural state as an open space lot (Lot 11 - 66.0 acres), and may be offered to the Santa Monica Mountains Conservancy or other suitable public open space agency for management and public use. Therefore, development of the project would be consistent with the open space designation of the site and not growth-inducing based on this criterion.

CONCLUSION

Based on the information presented above, the proposed project is not considered growth-inducing.

8.0 ANY SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

PURPOSE

Uses of nonrenewable resources during the initial and continued phases of a proposed project may be irreversible if a large commitment of these resources makes their restoration thereafter unlikely. According to Section 15126(f) of the CEQA Guidelines, *irretrievable commitment of such resources are to be evaluated to assure that their consumption by a proposed project is justified. In addition, this section must also identify any irreversible damage that can result from environmental accidents associated with the proposed project.*

DISCUSSION

Buildout of the proposed project would represent a long-term commitment to a more intensive land use than currently occurs on the project site. The proposed project would, therefore, involve an irreversible commitment to the use of non-renewable resources during the construction and operation phases in the form of refined petroleum-based fuels, natural gas for space and water heating, and mineral resources used in construction materials. Once transformed into fuel or other energy forms, or into construction materials, these resources cannot be recovered. Some reuse of construction materials after the useful life of this project may be possible. It is anticipated that these resources would likely be committed to other projects, if not used for this one.

Irreversible long-term environmental changes would accompany the proposed development of 10 single family homes. Development of the homes would convert an undeveloped area to residential uses. These changes would include, among others: a change in the biological character of the lower portions of the site associated with buildings, yards, and human and animal activity. Another change includes the visual character of the lower portions of the site associated with building height and bulk (though the impacts would not be significant).

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LIST OF EIR PREPARERS

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  David P. Koontz

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Williams, D. F. 1986. *Mammalian Species of Special Concern in California.* Non-game Wildlife Investigations, Wildlife Management Branch, California Department of Fish and Game. Administrative Report, No. 86-1.

11.0 MITIGATION MONITORING PLAN

INTRODUCTION The Mitigation Monitoring Program describes the procedures the applicant and others will use to implement the mitigation measures adopted in connection with the approval of the Specific Plan and Water Reclamation Plant and the methods of monitoring such actions. A Monitoring Program is necessary only for impacts which would be significant if not mitigated. The following consists of a monitoring program table noting the responsible agency for mitigation monitoring, the schedule and a list of all Specific Plan-related mitigation measures.

PURPOSE *The Mitigation Monitoring Program (MMP) has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act. It is the intent of this program to (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible.*

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL CONSIDERATIONS			
4.1-1. A final geotechnical report shall be prepared by the applicant and submitted to the City Engineer and City Geotechnical Engineer for review and approval. All recommendations in this final report, together with modifications required by the City, shall be incorporated into the project design. The geotechnical report shall address: slope stability, retaining wall construction, adequate structural setbacks from Palo Comado Creek, foundation design, erosion control (construction and long-term), debris transport, and drainage conveyance. The final geotechnical report shall address all required infrastructure improvements for the project.	Applicant with Engineering Consultant	Plan Check and Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Issuance of Building Permits
4.1-2. Prior to recordation of the final map, an engineering geologist shall certify that each lot in the subdivision has adequate room to accommodate leach fields for all parcels where homes are proposed. Leach field locations shall be identified on a base map of the subdivision to demonstrate that all required set backs can be respected in the design of all septic systems. Septic systems shall be designed and tested for individual lots prior to the issuance of building permits. Verification of groundwater levels at each septic system shall occur between March 1 and April 30.	Applicant with Engineering Consultant	Plan Check and Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Recordation of Final Map

ACOE - U.S. Army Corps of Engineers
RWQCBLAR - Regional Water Quality Control Board, Los Angeles Region

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.2 HYDROLOGY			
4.2-1. A stormwater pollution prevention plan (SWPPP) shall be completed, to the satisfaction of the Regional Water Quality Control Board - Los Angeles Region and the City of Agoura Hills. The SWPPP shall include measures to minimize the generation of fugitive dust, prevent erosion and prevent hazardous materials contamination of the Palo Comado Creek during construction. Appropriate specific measures shall be required of each individual lot developer prior to issuance of grading permits for the lot under review.	Home Builder	Plan Check and Field Verification	1. Comm. Dev. Department 2. RWQCBLAR and Comm. Dev. Department 3. Prior to Issuance of Grading Permits
4.2-2. In order to ensure that no post-development water quality impacts to the Palo Comado Creek occur, individual lot owners shall identify specific and appropriate BMPs (as approved by the City) for the lot under review prior to issuance of grading permits. These BMPs shall become requirements of such grading permits.	Home Builder	Plan Check and Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Issuance of Grading Permits
4.2-3. All finished floor elevations of on-site residences shall be, at minimum, one foot above the 100-year flood elevation of Palo Comado Creek. Prior to final design approval of each residential lot, the lot developer shall demonstrate, through a HEC-2 study, that grading impacts comply with the City's floodplain ordinance.	Home Builder	Plan Check and Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Final Design Approval
4.2-4. The project applicant shall obtain Conditional Letters of Map Revision (CLOMR) relative to adjustments to the 100-year FIMA flood plain prior to construction of the proposed residential units.	Home Builder	Plan Check and Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Issuance of Building Permits
4.2-5. Bridge structures shall be designed and constructed to not affect the 100-year flood flow of the spanned watercourse.	Applicant	Plan Check and Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Issuance of Grading Permits
4.2-6. The Homeowners Association for the subdivision shall be responsible for maintaining all fossil filters or other pre-discharge filtering devices designed to intercept first-flush stormwater flows. The Association shall also be responsible for maintaining the natural condition of the portion of Palo Comado Creek within the subdivision boundary. No small drains, impoundments, or in-creek modifications shall be permitted within Palo Comado Creek.	Applicant	Review of CC&Rs and Annual Reports	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Issuance of Grading Permits and Annual Reports
4.3 BIOLOGICAL RESOURCES			
4.3-1. No grading, excavating, or paving shall occur within the protected zone (area encompassing the dripline plus an additional five feet) of oak trees without a permit issued by the Department of Planning and Community Development or Planning Commission. In addition, all other provisions of the City's tree removal ordinance shall be complied with.	Home Builder	Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Issuance of Grading Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.3 BIOLOGICAL RESOURCES (continued)			
4.3-2. Nothing shall be nailed to any oak tree during the construction period.	Home Builder	Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Issuance of Grading Permits
4.3-3. No planting, irrigation, or utilities installation will occur within the protected zone of any native oak tree unless specified within an approved oak tree permit.	Home Builder	Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Issuance of Certificate of Occupancy
4.3-4. Prior to issuance of grading permits, the vigor of the trees located within or partially within proposed lot limits shall be assessed by a qualified Oak Tree Consultant (OTC). Any trees in a weakened condition shall be treated as deemed necessary by the OTC, and approved by the City of Agoura Hills Department of Planning and Community Development Department.	Home Builder and Oak Tree Consultant	Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Issuance of Grading Permits
4.3-5. During lot construction, any trees within or partially within the proposed lot limits, and are in a weakened condition shall be treated by a California licensed Pest Control Applicator for diseases (which are abnormal conditions and interfere with the normal physiological functioning of the plant) and/or pests that are present. These recommendations shall be made by a California licensed Pest Control Advisor. Any use of pest abatement services shall not occur if such activities will impact surrounding plant communities or wildlife species.	Home Builder and California Licensed Pest Control Advisor	Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Issuance of Construction Permits
4.3-6. During all phases of construction, the health of the trees shall be monitored for disease signs and symptoms. Any problems, if they arise, shall be remedied to the satisfaction of the City of Agoura Hills.	Home Builder	Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Issuance of Certificate of Occupancy
4.3-7. If bees are encountered and become a problem in any oak trees during construction activities, they shall be removed by a professional Beekeeper.	Home Builder and professional Beekeeper	Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. During Construction
4.3-8. The building pad in Lot 5 shall be moved farther northeast towards Chesebro Road at least 75 feet to minimize impacts to oak woodland and Southern coast live oak riparian forest habitats.	Home Builder	Field Verification and Plan Check	1. Comm. Dev. Department 2. Comm. Dev. Department 3. Prior to Issuance of Grading Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.3 BIOLOGICAL RESOURCES (continued)			
4.3-9. Removal or pruning of native vegetation shall not be allowed in any portion of any lot excepting pad grading and fuel modification zones. If determined to be practical by the Los Angeles County Fire Department, fuel modification zones shall not be closer than 75 feet from the water channel on either side. In addition, any brush clearance within the oak tree dripline areas shall be completed by handwork only.	Home Builder and Individual Lot Owners	Field Verification and Plan Check	1. L.A. County Fire Department 2. L.A. County Fire Department 3. Prior to Issuance of Grading Permits
4.3-10. The permanent removal of 2.11 acres of southern coast live oak riparian forest shall be replaced at a 2:1 ratio by enhancing 4.22 acres of similar habitat at off-site locations within the project vicinity. Replacement of the 2.46 acres of this community that occurs within the fuel modification zone shall be accomplished by enhancing similar habitat at a 1:1 ratio at off-site locations within the project vicinity. A vegetation planting and maintenance plan shall be developed by a qualified restoration specialist to address the above revegetation measures. The plan will specify, at a minimum, the following: (1) the location of the planting site; (2) the quantity and species of plants to be planted; (3) planting procedures, including the use of irrigation; (4) the amount and location of exotic species removal from riparian habitat areas, if appropriate; (5) a schedule and action plan to maintain and monitor the plantings for a minimum 5-year period; and (6) a list of criteria (e.g., growth, plant cover, survivorship) by which to measure success of the plantings, as well as contingency measures if the plantings are not successful. Guidelines for preserving remaining riparian habitat shall also be included in the plantings and maintenance plan. This plan shall be submitted to and approved by the City of Agoura Hills, ACOE, and CDFG prior to issuance of grading permits.	Home Builder and Individual Lot Owners and Qualified Biologist	Field Verification and Plan Check	1. ACOE/CDFG/Com. Dev. Depart. 2. Com. Dev. Depart. 3. Prior to Issuance of Grading Permits
4.3-11. The permanent removal of 0.05 acres of southern willow scrub shall be replaced at a 2:1 ratio by enhancing 0.10 acres of similar habitat at off-site locations within the project vicinity. A vegetation planting and maintenance plan as described in Mitigation Measure 4.3-10 shall be developed to address southern willow scrub restoration.	Home Builder and Individual Lot Owners and Qualified Biologist	Field Verification and Plan Check	1. ACOE/CDFG/Com. Dev. Depart. 2. Com. Dev. Depart. 3. Prior to Issuance of Grading Permits
4.3-12. The permanent removal of 2.62 acres of oak woodland shall be replaced at a 2:1 ratio by enhancing 5.24 acres of similar habitat at off-site locations within the project vicinity. Replacement of the 0.22 acres of this community that occurs within the fuel modification zone shall be accomplished by enhancing similar habitat at a 1:1 ratio at off-site locations within the project vicinity. A vegetation planting and maintenance plan as described in Mitigation Measure 4.3-10 shall be developed to address oak woodland restoration.	Home Builder and Individual Lot Owners and Qualified Biologist	Field Verification and Plan Check	1. ACOE/CDFG/Com. Dev. Depart. 2. Com. Dev. Depart. 3. Prior to Issuance of Grading Permits
4.3-13. The applicant shall implement the proposed restoration and enhancement program in the upper part of open space Lot 11. However, this size of this area shall be increased to a minimum of 6.85 acres. In addition, the shrub seed mix identified in **Table 4.3-5** shall be used for this program rather than the mix originally proposed by the applicant. A vegetation planting and maintenance plan as described in Mitigation Measure 4.3-10 shall be developed to address the coastal sage scrub restoration and enhancement.	Home Builder and Individual Lot Owners and Qualified Biologist	Field Verification and Plan Check	1. CDFG/Com. Dev. Depart. 2. Com. Dev. Depart. 3. Prior to Issuance of Grading Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.3 BIOLOGICAL RESOURCES (continued)			
4.3-14. The following measures shall be required in order to comply with city, state, and federal regulations regarding impacts to ACOE/CDFG jurisdictional areas:			
(a) A jurisdictional delineation, pursuant to ACOE and CDFG protocols, shall be conducted for the stream and various riparian habitats to determine the nature and extent of jurisdictional resources occurring on the site.	Home Builder and Individual Lot Owners	Field Verification and Plan Check	1. ACOE/CDFG 2. ACOE/CDFG 3. Prior to Issuance of Grading Permits
(b) Permitting, if needed and as required by ACOE and RWQCB, shall be executed pursuant to Section 404 of the federal Clean Water Act for all impacts to ACOE jurisdictional areas. All conditions of that agreement designed to minimize impacts to biological resources shall be implemented.	Home Builder and Individual Lot Owners	Field Verification and Plan Check	1. ACOE/RWQCB 2. ACOE/RWQCB 3. Prior to Issuance of Grading Permits
(c) If necessary, a Streambed Alteration Agreement shall be executed with CDFG under provisions of Section 1603 of the California Fish and Game Code. All conditions of that agreement designed to minimize impacts to biological resources shall be implemented.	Home Builder and Individual Lot Owners	Field Verification and Plan Check	1. CDFG 2. CDFG 3. Prior to Issuance of Grading Permits
4.3-15. No earlier than 45 days and no sooner than 20 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March through August), the applicant shall have a field survey conducted by a qualified biologist to determine if active nests of bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code are present in the construction zone or within 100 feet (200 feet for raptors) of the construction zone. If active nests are found, a minimum 50-foot (this distance may be greater depending on the bird species and construction activity, as determined by the biologist) fence barrier shall be erected around the nest site and clearing and construction within the fenced area shall be postponed or halted, at the discretion of a biological monitor, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. A City-approved biologist shall serve as a construction monitor during those periods when construction activities shall occur near active nest areas to ensure that no inadvertent impacts on these nests occur.	Home Builder and Individual Lot Owners and Qualified Biologist	Field Verification and Plan Check	1. CDFG/Com. Dev. Depart. 2. CDFG/Com. Dev. Depart. 3. Prior to Issuance of Grading Permits
4.3-16. Wildlife fencing of sufficient height and design, to be the responsibility of the future lot owners, shall be constructed along the western boundaries of 8, Lots 9 and 10, and the northern boundary of Lot 10 to prevent human and domestic animals from entering open space habitat areas. Fence posts shall be placed no closer than 15 feet from any oak tree trunk, and shall be no closer than 15 feet on-center within any dripline.	Homeowners	CC&Rs	1. CC&Rs/Com. Dev. Depart. 2. CC&Rs/Com. Deve. Depart. 3. Prior to Issuance of Occupancy Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.3 BIOLOGICAL RESOURCES (continued)			
4.3-17. Wildlife fences of sufficient height and design shall be constructed by the project applicant bordering the open space lots in order to prevent human and domestic animal access. These fences shall be constructed along the western lot boundaries in Lots 1, 2, 5, 6, and 7, and along the dripline in Lots 3, 4, 8, 9, and 10. Fence placement in relation to oak trees shall follow the same guidelines as stated in Mitigation **Measure 4.3-16**.	Howowners	CC&Rs	1. CC&Rs/Com. Dev. Depart. 2. CC&Rs/Com. Deve. Depart. 3. Prior to Issuance of Occupancy Permits
4.3-18. Facilities for horses and other livestock shall be placed a minimum of 100 feet from the top of the streambank or 20 feet beyond the dripline, whichever is greater. Organic waste from horses and other livestock shall be contained within these facilities and not transferred to any other portion of the site. This waste shall be taken off site to a suitable disposal area and shall not be allowed to accumulate above a reasonable level. This measure shall be enforced by ordinance and/or CC&Rs.	Howowners	CC&Rs	1. CC&Rs/Com. Dev. Depart. 2. CC&Rs/Com. Deve. Depart. 3. Prior to Issuance of Occupancy Permits
4.3-19. Whenever possible, invasive plant species shall be removed by hand or by hand-operated tools rather than by chemical means. Where control of non-native vegetation is required within the bed, bank, or channel of the stream and the use of herbicides is necessary, the property owner shall employ only those herbicides, such as Rodeo™ (Glyphosate), which are approved for aquatic use. If surfactants are required, they shall be restricted to non-ionic chemicals, such as Agri-Dex, which are approved for aquatic use. No chemical herbicides will be applied within 100 feet of any native Oak tree dripline.	Howowners	CC&Rs	1. CC&Rs/Com. Dev. Depart. 2. CC&Rs/Com. Deve. Depart. 3. Prior to Issuance of Occupancy Permits
4.3-20. Common areas within the proposed project shall be vegetated with native plant species typically found in the project vicinity. Lawns and ornamental landscaping shall only be allowed within 20 feet of building pads in areas adjacent to open space areas (to include those portions of the lots to which access is restricted). Those portions of the lot which are not within or adjacent to open space areas shall either be left in their current natural state or be vegetated with planted species native to the area. A list of plant species that are considered noxious and shall not be allowed for landscaping use are included as **Appendix 4.3**, and shall be included in the CC&Rs as well as provided to all homeowners by the Homeowner's Association.	Howowners	CC&Rs	1. CC&Rs/Com. Dev. Depart. 2. CC&Rs/Com. Deve. Depart. 3. Prior to Issuance of Occupancy Permits
4.3-21. Information shall be developed by a qualified biologist discussing the sensitivity of the ecosystem present on site and methods of minimizing environmental impacts. Items to be discussed shall include problems with outdoor cats and non-native pets such as turtles, frogs, and snakes, use of herbicides, pesticides, and fertilizers, and planting of exotic plant species. This information shall be disseminated to new and future homeowners by the Homeowner's Association upon purchase of the lot.	Howowners and Qualified Biologist	CC&Rs	1. CC&Rs/Com. Dev. Depart. 2. CC&Rs/Com. Deve. Depart. 3. Prior to Issuance of Occupancy Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.3 BIOLOGICAL RESOURCES (continued)			
4.3-22. All lighting along the perimeter of natural areas, particularly street lamps, shall be shielded luminaries and shall be oriented in a manner that prevents spillage or glare into adjacent natural areas. CC&Rs shall mandate that exterior home lighting will also be downcast and shielded and oriented in a manner that prevents spillage or glare into adjacent natural areas. Lighting Plans shall be reviewed by the Department of Planning and Community Development prior to issuance of building permits.	Howowners	CC&Rs	1. CC&Rs/Com. Dev. Depart. 2. CC&Rs/Com. Deve. Depart. 3. Prior to Issuance of Occupancy Permits
4.3-23. A City-approved biologist or other approved monitor shall be retained by the City at the applicant's expense (for initial grading) and by the future lot owners (at the City's discretion) to ensure that incidental construction impacts on remaining biological resources are avoided or minimized. Responsibilities of the construction monitor shall include the following: • Attend all pre-grading meetings to ensure that the timing and location of construction activities do not conflict with mitigation requirements. • Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to within the project boundaries and outside of the preserved areas. The monitor should also discuss staging/storage areas for construction equipment and materials. The biological monitor shall investigate all on-site storage areas to minimize impacts to biological resources. • Mark/flag the construction area in the field with the contractor in accordance with the final approved grading plan. Any construction activity areas immediately adjacent to special-status plant populations, active migratory bird nests, or other special-status resources may be flagged or temporarily fenced by the monitor, at his/her discretion. • Periodically visit the site during construction to coordinate and monitor compliance with the above provisions.	Howowners and Qualified Biologist	Prior to Construction and grading permits	1. Com. Dev. Depart. 2. Com. Deve. Depart. 3. Prior to Issuance of Construciton and Grading Permits
4.3-24. The construction contractor shall install temporary erosion control measures, if necessary, to reduce impacts to and protect the on-site drainage from excess sedimentation, siltation, and erosion. These measure shall consist of minimization of existing vegetation removal; the use of temporary soil covers, such as hydroseeding, mulch/binder and erosion control blankets to protect exposed soil from wind and rain; and/or the installation of silt fencing, berms, and dikes to protect storm drain inlets and drainage courses.	Homeowner and Construction Contractor	Prior to Construction and grading permits	1. Com. Dev. Depart. 2. Com. Deve. Depart. 3. Prior to Issuance of Construciton and Grading Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.3 BIOLOGICAL RESOURCES (continued)			
4.3-25. All trees within 100 feet of proposed grading shall be fenced at their Protected Zone, with a minimum 6-foot high "chainlink" fence before any site grading commences. • Fencing will be installed to prevent equipment storage, debris dumping, parking, etc. from occurring within oak tree driplines during construction. This fence shall remain during all phases of construction and shall not be moved or removed without knowledge of the biological monitor and approval by the City of Agoura Hills Planning and Community Development Department. • Signs of a minimum size of 2' X 2' must be installed on the fence equidistant around each tree. On a grove of trees, sign spacing shall be 50 feet apart. The signs must read: WARNING - THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE CITY OF AGOURA HILLS PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.	Homeowner and Construction Contractor	Prior to grading permits	1. Com. Dev. Depart. 2. Com. Deve. Depart. 3. Prior to Issuance of Grading Permits
4.3-26. Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying. All such construction activities in or adjacent to remaining open space areas shall be coordinated with the biologist.	Homeowner and Construction Contractor	Prior to construction and grading permits	1. Com. Dev. Depart. 2. Com. Deve. Depart. 3. Prior to Issuance of Construction and Grading Permits
4.3-27. Upon completion of construction, the contractor shall be held responsible to restore any haul roads and access roads that are outside of approved grading limits. This restoration shall be done in consultation with the project biologist.	Homeowner and Construction Contractor	Plan Check	1. Com. Dev. Depart. 2. Com. Deve. Depart. 3. Prior to Issuance of Occupancy Certificate
OTHER			
1. No archaeological or paleontological sites are known to be located within the development area of the project site. However, should such resources be found during site grading, a professional archaeologist or paleontologist will be retained to evaluate the significance of the finding and to identify appropriate methods of preserving or cataloguing any significant resources.	Applicant and Construction Contractor (Archaeologist and/or paleontologist)	Field Verification	1. Comm. Dev. Department 2. Comm. Dev. Department 3. During Grading Operations

Appendix 1.0(a)

Initial Study and Supporting Information

NOTICE OF PREPARATION

To: _____

_____

_____

Subject: **Notice of Preparation of a Draft Environmental Impact Report**

Lead Agency:	**Consulting Firm** (if applicable):
Agency Name: City of Agoura Hills	Firm Name: Impact Sciences, Inc.
Street Address: 30101 Agoura Court, Suite 102	Street Address: 30343 Canwood Street, Suite 210
City/State/Zip: Agoura Hills, California 91301	City/State/Zip: Agoura Hills, California 91301
Contact: Mike Kamino	Contact: Michael Brown

The City of Agoura Hills will be the Lead Agency and will prepare an environmental impact report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study is also attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but ***not later than 30 days*** after receipt of this notice.

Please send your response to Mike Kamino at the address shown above. We will need the name for a contact person in your **agency**.

Project Title: Palo Comado Ranch

Project Location: Agoura Hills (City (nearest)) Los Angeles (County)

Project Description (brief):

Please attached project description.

Date: _____

Signature: Mike Kamino

Title: Senior Planner

Telephone: (818) 597-7321

Reference: California Administrative Code, Title 14 (*CEQA Guidelines*), Sections 15082(a), 15103, 15375.

PROJECT DESCRIPTION

PURPOSE

The purpose of the Project Description is to describe the project in a way that will be meaningful to the public, reviewing agencies, and decision-makers. The CEQA Guidelines §15124 requires that a complete Project Description contain the following information: (1) the location and boundaries of the proposed project; (2) a statement of project objectives; (3) a general description of the project's technical, economic, and environmental characteristics; and (4) a statement briefly describing the intended uses of the EIR, including a list of the agencies that are expected to use the EIR in their decision-making, and a list of the approvals for which the EIR will be used. According to CEQA, an adequate Project Description need not be exhaustive, but should supply the detail that is necessary for project evaluation.

LEAD AGENCY

City of Agoura Hills
30101 Agoura Court, Suite 102
Agoura Hills, California 91301
Contact: Mr. Mike Kamino, Senior Planner (818) 597-7321
Department of Planning and Community Development

KNOWN RESPONSIBLE AGENCIES

- California Regional Water Quality Control Board - Los Angeles Region
- U.S. Army Corps of Engineers
- State of California Department of Fish and Game

PROJECT APPLICANT

Palo Comado Ranch Partnership
5155 Clareton Drive
Agoura Hills, California 91301
Contact: Mr. Larry Thomas

PROJECT LOCATION AND SETTING

Regional Setting

As illustrated in Figure 1, the proposed project site is located within the Conejo Valley area of western Los Angeles County, in the City of Agoura Hills. Agoura Hills is located at the eastern end of the Conejo Valley which extends westward into Ventura County and includes the Cities of Westlake Village and Thousand Oaks, as well as some unincorporated areas such as Oak Park. The corporate boundaries of the City encompass approximately 4,987 acres, or about eight square miles.[1] The Ventura County line and its unincorporated Oak Park area are located to the north of Agoura Hills; unincorporated Los Angeles County land and the City of Calabasas are located to the east, unincorporated Los Angeles County land is located to the south and the City of Westlake Village is located to the west. In addition, the Cheeseboro Canyon/Palo Comado Canyon Site of the Santa Monica Mountains National Recreation Area is located along the northeastern boundary of the City. The northeastern portion of the City is also located within an area designated by Los Angeles County as Significant Ecological Area (SEA) 12.

Regional vehicular access is primarily provided to the City of Agoura Hills by the Ventura Freeway (U.S. Highway 101) which is a major corridor for traffic between the Los Angeles Basin north to San Francisco. Additional regional access is provided to the City by Kanan Dume Road (County Highway N9) which links the Conejo Valley with the Pacific Coast Highway (State Highway 1) in Malibu.

Local Setting

The proposed project site is 90.9 acres in area located along the western side of Chesebro Road adjacent to the northerly City limits as illustrated in Figure 2. The land uses along Chesebro Road in this area are residential with the exception of the Agoura Pony Club equestrian center located immediately east of the project site. Several of the lots in this area, including the land to the immediate south and west of the site are presently vacant. The land immediately north of the site is the Santa Monica Mountains National Recreation Area's recently-acquired Palo Comado Canyon site. All but the northwestern-most 0.3 acres of the project site are located within SEA 12.

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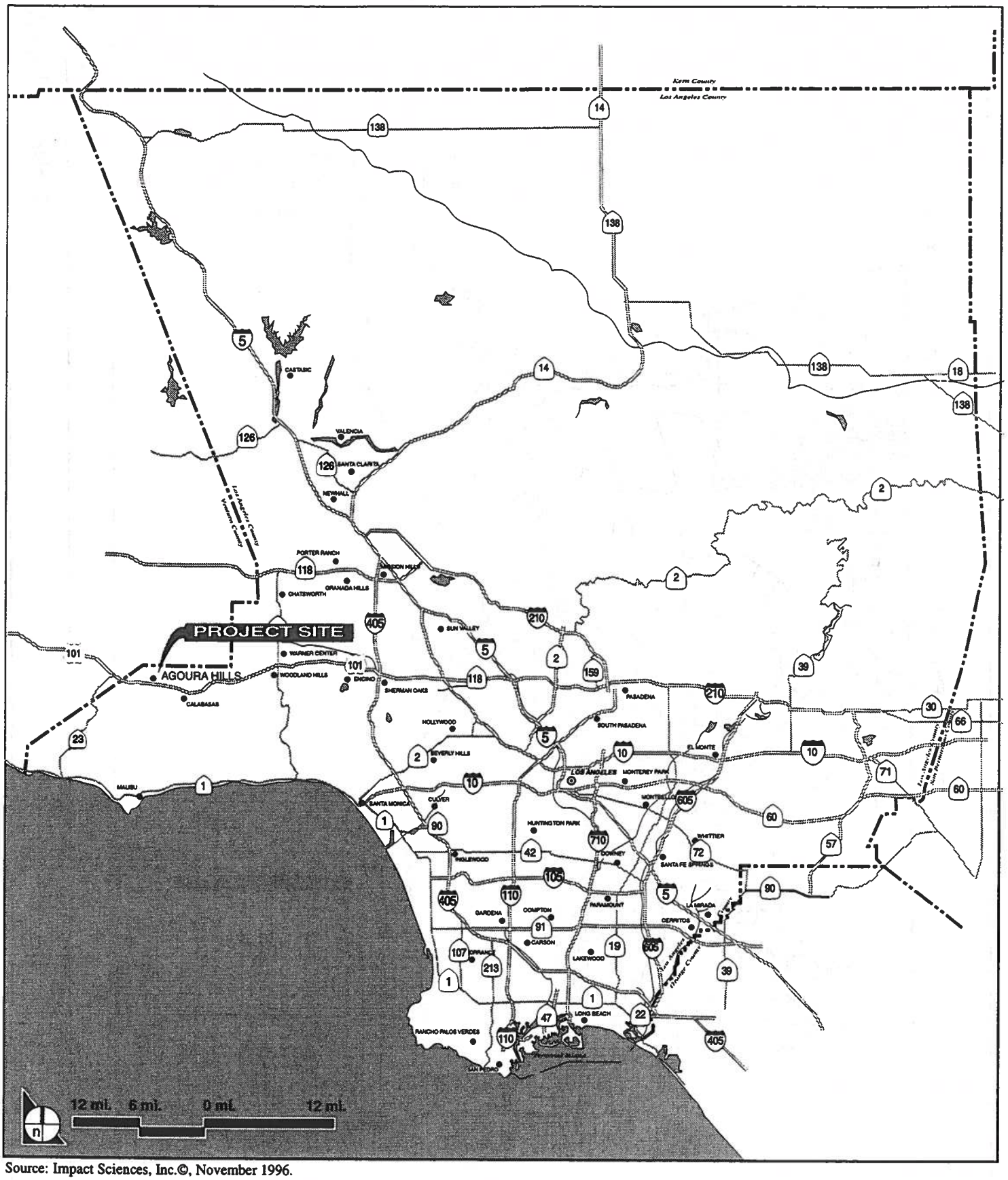
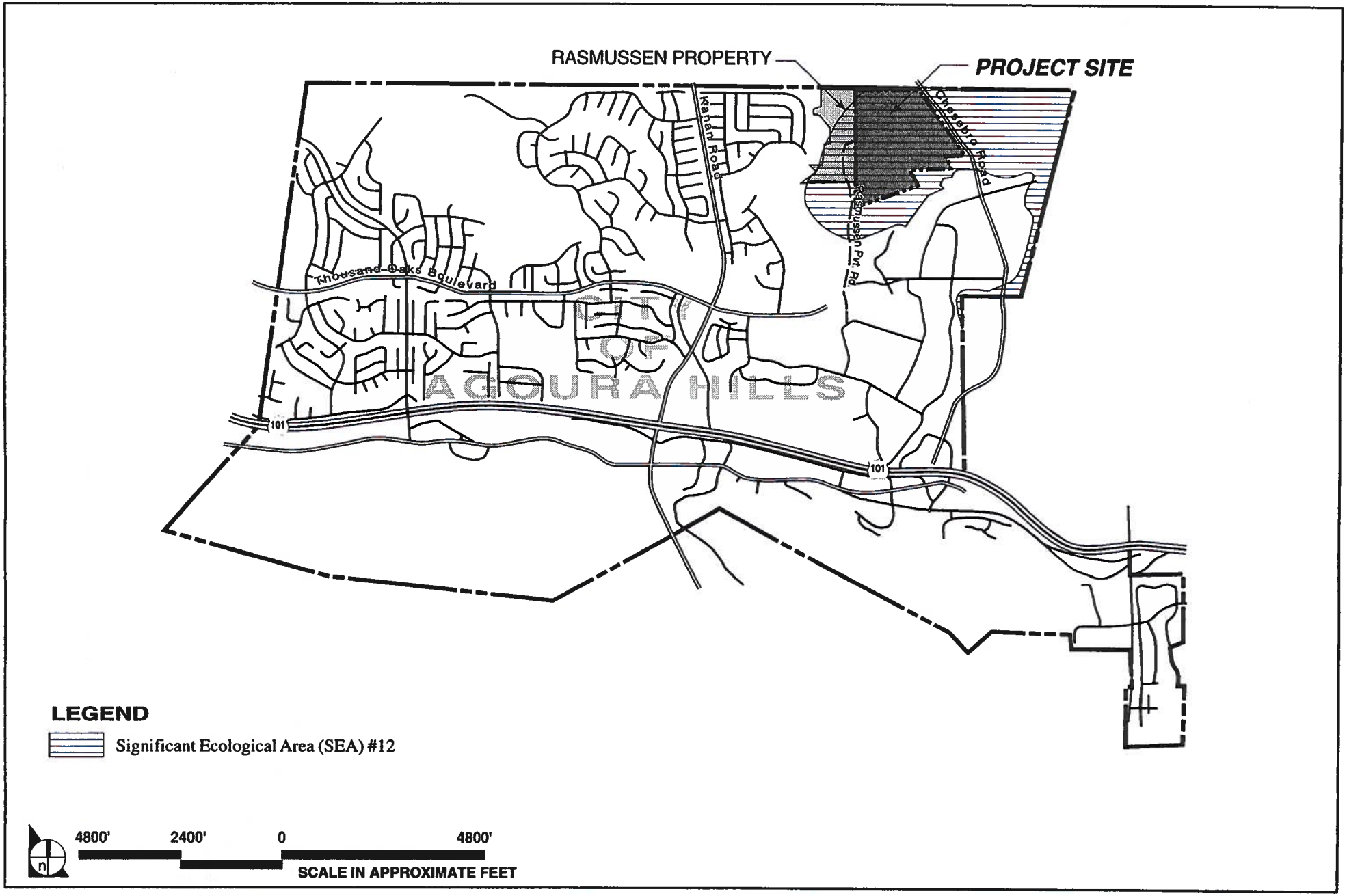
1 Cotton/Beland/Associates, Inc., *Agoura Hills General Plan Update Final Environmental Impact Report* (Agoura Hills, California: City of Agoura Hills, March 24, 1992), p. 1-1.



Source: Impact Sciences, Inc.©, November 1996.

FIGURE 1

Regional Location



Source: Impact Sciences, Inc.©, April 1998.

FIGURE 2

Project Site Vicinity

86-02s4/98

Local vehicular, pedestrian, equestrian, and cyclist access to the project vicinity is provided by Chesebro Road which is a two lane roadway accessed from the Ventura Freeway via the Chesebro Road interchange. Chesebro Road is unimproved along the frontage of the project site. Service access and emergency access to the National Recreation Area north of the project site is provided through a locked gate at the north end of Chesebro Road. Although the official entrance to the National Recreation Area is from two improved parking lots located further south at the entrance to the Cheeseboro Canyon site, it is not uncommon for people to walk, run, or ride their bicycles or horses to and from the entrance to the Palo Comado Canyon site at the end of Chesebro Road.

SITE CHARACTERISTICS

The proposed project site consists of a single, vacant parcel, covering approximately 90.9 acres of land. Its topography is varied with a low and high point elevations of approximately 1,010 and 1,352 feet, respectively. The site includes a low, flat area adjacent to Palo Comado Road, then drops into a riparian woodland along Palo Comado Creek. There is then a steep rise to a series of high hills, forming a set of interconnected saddles and ridges that extend off-site. Several dirt roads traverse the site, linking Palo Comado Road with the Rasmussen property immediately west of the site.

Plant communities on the site include coastal sage scrub, oak riparian woodland, introduced annual grassland, and chaparral. The grasslands are associated with fire clearance and other disturbance, and are generally limited to the areas along the dirt roads, and between Chesebro Road and Palo Comado Creek. As previously indicated, all but 0.3 acres of the site are also located within the Los Angeles County Palo Comado Canyon SEA 12. As such, it is subject to measures adopted within the *Zoning Ordinance of the City of Agoura Hills* (*Zoning Ordinance*) to "protect the SEA from incompatible development, preserve the natural terrain, and maintain a quality environment and aesthetic character of the City while limiting development."[2] The adopted ordinance requires new developments to obtain a conditional use permit or architectural review approval prior to the commencement of development within the SEA.

The *Agoura Hills General Plan Update* (*General Plan Update*) Land Use designation for the site is OS-R (Restricted Open Space) which assumes that development rights exists, but that development potential is constrained because of topographic, soil, geologic, and/or seismic hazards, as well as possible natural habitats, oaks trees, visual/aesthetic values and related concerns. The maximum

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2 Cotton/Beland/Associates, Inc., *Agoura Hills General Plan Update* (Agoura Hills, California: City of Agoura Hills, May 12, 1993), p. IV-8.

permitted density/intensity of residential uses within the OS-R category is one dwelling unit per five acres.

The *Zoning Ordinance* designation for the site is OS (Open Space). According to the *Zoning Ordinance*, "the purpose of the OS district is to designate areas which, because of natural habitat, visual and aesthetic value or other reasons, should be preserved as open space by restricting or transferring development rights in the conformance with the goals, policies and objectives of the City's General Plan. Land uses permitted will be those which are sensitive to designation of open space and the existing natural resources."[3] No use is permitted within the OS district without a conditional use permit. One single family dwelling per lot is permitted within the OS district. The site is also subject to §5652 of the *Zoning Ordinance* which addresses hillside management and SEAs.

PROJECT OBJECTIVES

The project applicant, Palo Comado Ranch Partnership, is seeking approval for the subdivision of the 90.9-acre site into 12 residential and four permanent open space lots. The following project objectives have been identified by the project applicant's representative:[4]

1. Develop a financially-viable subdivision;
2. Preserve substantial community open space, riparian habitat, visible hillsides and ridgelines, and oak trees to the maximum extent feasible;
3. Provide a quality subdivision in keeping with the Old Agoura community character.

According to the applicant's representative, the applicant is a member of the Old Agoura community, residing near the proposed project site.[5]

PROJECT CHARACTERISTICS

The following discussions identify the specific details of the project as proposed by the applicant and as assessed in this EIR.

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3 Municipal Code Corporation, *Agoura Hills Municipal Code* (Agoura Hills, California: City of Agoura Hills, 1990), §6481, p. 870.

4 David P. Koonz, VTN West, Inc., Van Nuys, California, correspondence to the City of Agoura Hills, March 9, 1998.

5 David P. Koonz, VTN West, Inc., Van Nuys, California, correspondence to the City of Agoura Hills, March 9, 1998.

Proposed Improvements

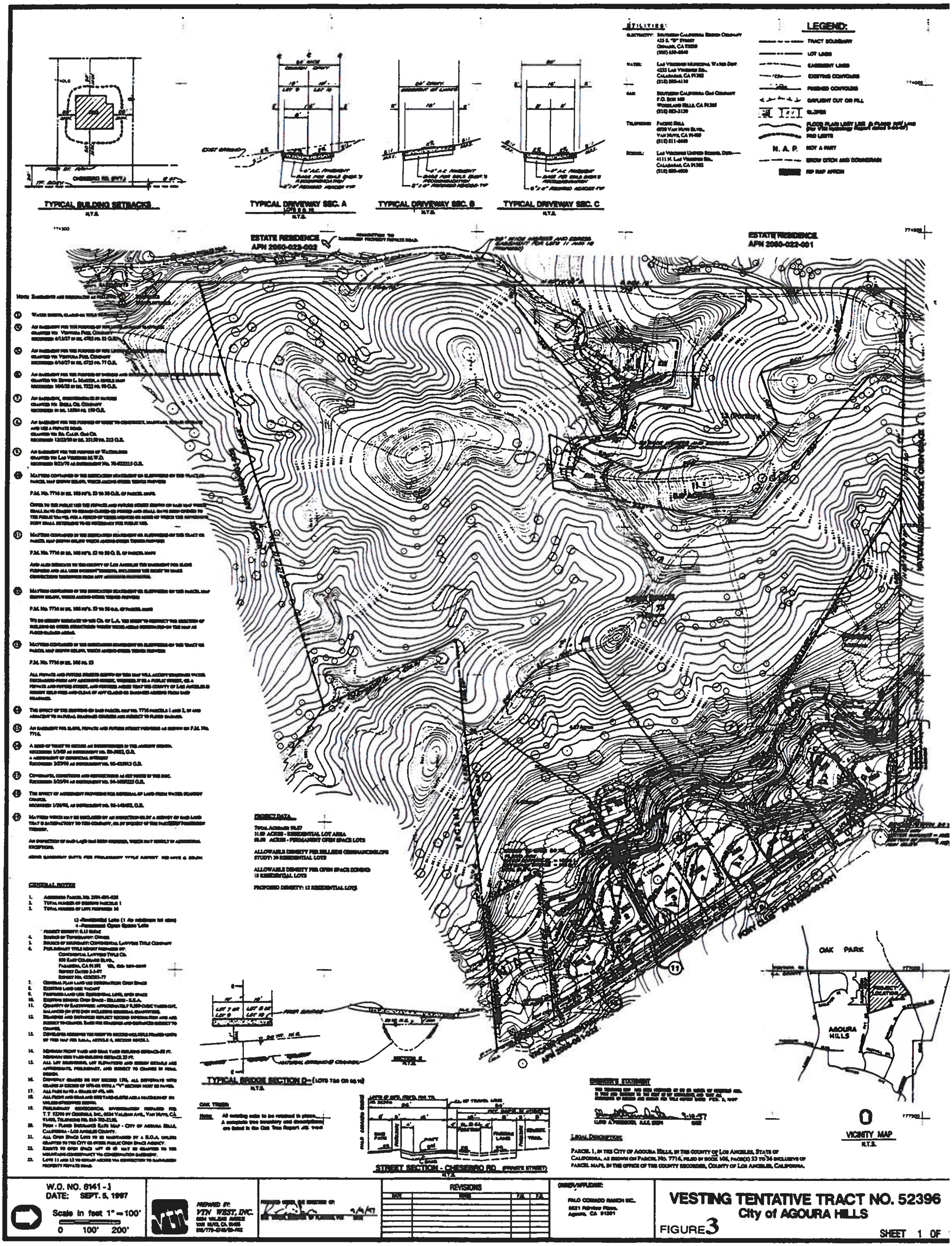
The applicant is requesting approval to subdivide the project site into 12 residential lots and four permanent open space lots as illustrated in Figure 3. Residential lots 1 through 10 would be located on the eastern portion of the site, largely along Chesebro Road. Lots 11 and 12 would be located in the western portion of the site. The only physical improvements proposed by the applicant as part of the subdivision are the extension of required utilities to each lot, grading and construction of the final half-street segment of Chesebro Road along the project frontage, and grading and construction of driveway/bridge improvements for lots 9 and 10, and 11 and 12 which utilize common driveways. The applicant is not proposing to grade the individual pad areas nor to construct the single family homes. Each lot would be sold and developed on an individual basis. In accordance with the hillside management and SEA overlay zones of the site, each future lot development would be subject to an individual CUP and subsequent City environmental review in order to evaluate individual lot pad grading, house placement, septic system design and placement, architectural design, and compliance with the City's Oak Tree Permit requirements. This EIR, however, assumes the ultimate development of the property with the construction of 12 single family homes similar to those recently constructed along Palo Comado Road.

The proposed residential lots range in size from 1.0 acres to 5.9 acres. The combined acreage of the residential lots is 31.9 acres and the combined acreage of open space is 59.0 acres. A series of three open space lots totaling 4.3 acres would be owned by a homeowner's association and provide open space protection for Palo Comado Creek as well as the associated stream channel and riparian oak woodland. The majority of the property west of Palo Comado Creek would be preserved in its natural state as an open space lot (Lot 13 - 54.7 acres), and may be offered to the Santa Monica Mountains Conservancy or other suitable public open space agency for management and public use.

A statistical summary of the proposed project is provided in **Table 1.**

Site Access

Residential lots 1 though 6 would access directly from Chesebro Road, which is proposed to be improved as a private street in accordance with City specifications. Residential lots 7 and 8 lie to the immediate northwest of a small tributary to Palo Comado Creek and will access Chesebro Road via a common driveway and bridge which would span the tributary channel. Similarly, residential lots 9 and 10 lie immediately west of Palo Comado Creek and will also access Chesebro Road via a common driveway and bridge which would span the creek channel. Residential lots 11 and 12 are located in the



UTILITIES
LEGEND:
TRACT BOUNDARY
N. A. P.
TYPICAL BUILDING SETBACKS
TYPICAL DRIVEWAY SEC. A
TYPICAL DRIVEWAY SEC. B
TYPICAL DRIVEWAY SEC. C
ESTATE RESIDENCE
APN 2060-022-002
ESTATE RESIDENCE
APN 2060-022-001
PROJECT DATA
GENERAL NOTES
OAK PARK
AGOURA HILLS
VICINITY MAP
TYPICAL BRIDGE SECTION D
OAK TREES
STREET SECTION - CHESEBRO RD (PRIVATE STREET)
ENGINEER'S STATEMENT
LEGAL DESCRIPTION
W.O. NO. 6141-1
DATE: SEPT. 5, 1997
Scale in feet 1" = 100'
0 100' 200'
VTN WEST, INC.
REVISIONS
VESTING TENTATIVE TRACT NO. 52396
City of AGOURA HILLS
FIGURE3
SHEET 1 OF

western portion of the site and access will be provided via a private extension of Toth Place through the adjacent Rasmussen property located west of the project site.

Table 1
Statistical Project Summary

Lot	Type	Acreage	Access
1.	Residential	1.1	Palo Comado Road
2.	Residential	1.1	Palo Comado Road
3.	Residential	1.1	Palo Comado Road
4.	Residential	1.0	Palo Comado Road
5.	Residential	1.1	Palo Comado Road
6.	Residential	1.3	Palo Comado Road
7.	Residential	1.1	Palo Comado Road
8.	Residential	4.3	Palo Comado Road
9.	Residential	4.2	Palo Comado Road
10.	Residential	4.3	Palo Comado Road
11.	Residential	5.9	Private Easement Roadway
12.	Residential	5.4	Private Easement Roadway
	Subtotal:	31.9	
13.	Permanent Open Space	54.7	
14.	Permanent Common Open Space	0.8	
15.	Permanent Common Open Space	3.0	
16.	Permanent Common Open Space	0.5	
	Subtotal:	59.0	
	Total Site Acreage:	90.9	

Source: VTN West, Inc., Vesting Tentative Tract No. 52396, City of Agoura Hills (Van Nuys, California, VTN West, Inc., September 5, 1997).

Grading

The residential lots are not proposed to be mass graded. Instead, the applicant proposes to grade only Chesebro Road and the two common driveways. Some cut and fill (generally less than five feet in height) would be required for driveway and bridge construction to access lots 7,8, 9 and 10. The applicant may also need to grade the roadway to lots 11 and 12. Driveway access to lot 11 would be accomplished with a maximum cut of approximately 12 feet. Conceptual pad areas are illustrated in Figure 3 for purposes of demonstrating lot development feasibility in compliance with the hillside management standards and Oak Tree Permit requirements. Actual pad areas, locations, and configurations would be proposed by future lot owners. However, grading of home pads and driveways for residential lots 1 through 8 are expected to consist of relatively minor leveling and compaction. Grading of pads for lots 9 and 10 is expected to require grading of cut and fill slopes of less than 10 feet in height to achieve level building pads on the gently sloping terrain. Grading of home pads for lots 11 and 12 would require cut and fill typically less than four feet. Based on the information presented in

the Tentative Tract Map (Figure 3), a total of approximately 5.2 acres (5.7 percent) of the site would be subject to grading. All of this grading would occur within SEA 12. The total volume of earth movement would be approximately 9,500 cubic yards of cut material which would be balanced on site.[6]

Oak Trees

The project site contains 533 oak trees. As part of the proposed project, the applicant is requesting an Oak Tree Permit to encroach into the oak tree protection zone in order to provide the proposed roadway and driveway improvements.

Utilities and Public Services

All required utilities and services are currently available in the project vicinity and could serve the project without impacting the overall system capacity. While recent utility deregulation could ultimately influence site service, it is expected that natural gas service would be supplied by The Gas Company, electric service provided by the Southern California Edison Company, and telephone service provided by Pacific Bell. The project would be serviced by the Las Virgenes Municipal Water District through an extension of the major existing line in Chesebro Road. As with the adjacent properties and the majority of Old Agoura, each proposed lot would be served by an individual septic system. Drainage is, and would continue to be, provided by Palo Comado Creek. Two underground pipelines (natural gas and fuel oil) traverse the northwest quadrant of the site but would not be affected by the proposed project.

Fire protection and law enforcement are, and would continue to be, provided to the project site and vicinity by the Los Angeles County Fire Department and Los Angeles County Sheriff's Department, respectively, under contract with the City of Agoura Hills. Public school students would attend schools within the Las Virgenes Unified School District. Public transit is not provided to the site vicinity.

Economic Characteristics

It is the intent of the project applicant to provide a mix of residential and open space uses. In light of this, the applicant's goals are to develop a financially-viable project while at the same time provide housing and permanent open space within the City of Agoura Hills.

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6 VTN West, Inc., *Vesting Tentative Tract No. 52396, City of Agoura Hills* (Van Nuys, California, VTN West, Inc., September 5, 1997).

Population Characteristics

According to the General Plan Update, the average household size in the City of Agoura Hills is 3.089 persons per home.[7] Therefore, the ultimate construction and occupation of the residential uses would result in a population increase of approximately 37 persons.

INTENDED USES AND USERS OF THIS EIR (REQUIRED DISCRETIONARY APPROVALS)

One purpose of this EIR is to provide public agencies and the public in general with detailed information about the effects which the proposed project is likely to have on the environment; to list ways in which the significant effects (if any) of this project might be minimized; and to identify alternatives to the project. This EIR is an informational document which shall be used by the City of Agoura Hills Planning Commission in their review of, and recommendations regarding, the requested actions. The City Council will use this EIR in their decision-making process when taking action to either approve or deny any of the requested actions. The City of Agoura Hills is the only governmental body known at this time which would use this EIR for decision-making purposes. Any substantial change in the site plan or project proposal could require additional review by the City.

The specific approvals that would be required of the City for the development of the proposed project include the following:

- Tentative Tract Map No. 52396 to permit the subdivision of the site into 16 lots for the ultimate sale and development of 12 single family residential uses and four permanent open space lots;
- Conditional Use Permit for grading activities within the City's hillside management and SEA overlay zone for the construction of Chesebro Road and two common driveway/bridges; and
- Oak Tree Permit to encroach into the oak tree protection zone in order to provide the proposed roadway and driveway improvements.

The following permits would also be required of the City in the future by individual lot owners at the time that individual development permits are requested:

- Conditional Use Permit for grading activities within the City's hillside management and SEA overlay zone for the construction of individual homes and driveways; and

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7 *Agoura Hills General Plan Update*, p. II-36.

- Oak Tree Permit to encroach into the oak tree protection zone in order to construct homes and driveway improvements.

FUTURE RESPONSIBLE AGENCY ACTIONS

The applicant would require the approval of the following "responsible agencies" to develop the proposed project. A responsible agency refers to public agencies other than the "lead agency" (in this case the City of Agoura Hills) which have discretionary approval over some aspect of the project.

- California Regional Water Quality Control Board - Los Angeles Region - Section 401 Water Quality Certification: storm water discharge from the residential lots into Palo Comado Creek.

- U.S. Army Corps of Engineers - Section 404 Wetland Permit: two bridges crossing over Palo Comado Creek and a tributary for residential lots 7, 8, 9 and 10.

- State of California Department of Fish and Game - 1601/1603 Streambed Alteration Agreement: two bridges crossing over Palo Comado Creek and a tributary for residential lots 7, 8, 9 and 10.

ENVIRONMENTAL INFORMATION AND CHECKLIST FORM
(Initial Study)

Date Submitted: 8-4-97 No. _____

GENERAL INFORMATION

1. Name and address of developer or project sponsor: Mr. Larry Thomas, Palo Comado Partnership

5155 Clareton Drive, Agoura Hills, CA 91301

2. Address of project: West side of Chesebro Rd. immediately South of the Ventura County line

Assessor's Block and Lot Number 2055-001-028

3. Name, address, and telephone number of person to be contacted concerning this project: David Koontz, VTN West, Inc.
6634 Valjean Avenue, Van Nuys, CA 91406
(818) 779-8740

4. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: CUP/Tentative Tract Map/ Final Map - City; Section 401 Water Quality Certification - RWQCB and Section 404. Permit - Army Corps of Engineers (for bridge crossing creek)

5. Existing zoning district: Open Space(SEA/Hillside Overlays)

6. Proposed use of site (Project for which this form is filed): Open Space and 12 single family residences

PROJECT DESCRIPTION

7. Site size: 90.87 Acres

8. Square footage: 3,958,297.2 s.f.

9. Number of floors of construction: per zoning standards

10. Amount of off-street parking provided: per zoning standards

11. (Attach plans.)

12. Proposed scheduling: unk.

13. Associated projects: none

14. Anticipated incremental development: N/A

15. If this is a residential project, indicate the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: 12 residential units. Unit sizes/ sales prices unknown - anticipated household size = City Median household size

16. If this is a commercial project, indicate the type of project, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities:
N/A

17. If this is an industrial project, indicate the type of project, estimated employment per shift, and loading facilities:
N/A

18. If this is an institutional project, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project: N/A

19. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required: CUP is required as a function of the SEA/ Hillside overlay zones. CUP is also required to allow exclusion of areas greater than 35% slope from hillside density calculations, when incorporated into open space areas.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES	NO		
___	XX	20.	Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.
___	XX	21.	Change in scenic views or vistas from existing residential areas or public lands or roads.
___	XX	22.	Change in pattern, scale or character of general area of project.

YES	NO		
___	XX	23.	Significant amounts of solid waste or litter.
___	XX	24.	Change in dust, ash, smoke, fumes or odors in vicinity.
XX	___	25.	Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
___	XX	26.	Substantial change in existing noise or vibration levels in the vicinity.
XX	___	27.	Site on filled land or on slope of 10 percent or more.
___	XX	28.	Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
___	XX	29.	Substantial change in demand for municipal service (police, fire, water, sewage, etc.).
___	XX	30.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
___	XX	31.	Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

32. On a separate page, describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site.

33. On a separate page, describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment homes, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity.

ENVIRONMENTAL IMPACTS

(Please explain all "yes" and "maybe" answers on separate sheets.)

34. Earth. Will the proposal result in:	YES	MAYBE	NO
a. Unstable earth conditions or in changes in geologic substructures?	___	____	XX
b. Disruptions, displacements, compaction or overcovering of the soil?	XXX	____	___
c. Change in topography or ground surface relief features?	XX	____	___
d. The destruction, covering or modification of any unique geologic or physical features?	___	____	XX
e. Any increase in wind or water erosion of soils, either on or off the site?	___	____	XX

	YES	MAYBE	NO
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	___	___	XX
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	___	___	XX
35. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	___	___	XX
b. The creation of objectionable odors?	___	___	XX
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	___	___	XX
36. Water. Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	___	___	XX
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	XX	___	___
c. Alterations to the course or flow of flood waters?	___	___	XX
d. Change in the amount of surface water in any water body?	___	___	XX
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	___	___	XX
f. Alteration of the direction or rate of flow of ground waters?	___	___	XX
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	___	___	XX
h. Substantial reduction in the amount of water otherwise available for public water supplies?	___	___	XX
i. Exposure of people or property to water-related hazards such as flooding or tidal waves?	___	___	XX
j. Significant changes in the temperature, flow, or chemical content of surface thermal springs?	___	___	XX

	YES	MAYBE	NO
37. **Plant Life**. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	—	—	XX
b. Reduction of the numbers of any unique, rare or endangered species of plants?	—	—	XX
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	—	—	XX
d. Reduction in acreage of any agricultural crop?	—	—	XX
38. **Animal Life**. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?	—	—	XX
b. Reduction of the numbers of any unique, rare or endangered species of animals?	—	—	XX
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	XX
d. Deterioration to existing fish or wildlife habitat?	—	—	XX
39. **Noise**. Will the proposal result in:			
a. Increases in existing noise levels?	—	—	XX
b. Exposure of people to severe noise levels?	—	—	XX
40. **Light and Glare**. Will the proposal produce new light or glare?	—	XX	—
41. **Land Use**. Will the proposal result in a substantial alteration of the present or planned land use of an area?	—	—	XX
42. **Natural Resources**. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	—	XX	—
b. Substantial depletion of any nonrenewable natural resource?	—	—	XX

	YES	MAYBE	NO
43. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	___	XX	___
b. Possible interference with an emergency response plan or an emergency evacuation plan?	___	___	XX
44. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	___	___	XX
45. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	___	___	XX
46. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	___	___	XX
b. Effects on existing parking facilities, or demand for new parking?	___	___	XX
c. Substantial impact upon existing transportation systems?	___	___	XX
d. Alterations to present patterns of circulation or movement of people and/or goods?	___	___	XX
e. Alterations to waterborne, rail or air traffic?	___	___	XX
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	___	___	XX
47. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	___	XX	___
b. Police protection?	___	XX	___
c. Schools?	___	XX	___
d. Parks or other recreational facilities?	___	XX	___
e. Maintenance of public facilities, including roads?	___	XX	___
f. Other governmental services?	___	XX	___
48. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	___	___	XX

	YES	MAYBE	NO
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	—	XX
49. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	—	—	XX
b. Communications systems?	—	—	XX
c. Water?	—	—	XX
d. Sewer or septic tanks?	—	—	XX
e. Storm water drainage?	—	—	XX
f. Solid waste and disposal?	—	—	XX
50. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	—	XX
b. Exposure of people to potential health hazards?	—	—	XX
51. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	—	—	XX
52. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	XX	—	—
53. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site?	—	—	XX
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	—	—	XX
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	—	—	XX
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	—	—	XX

	YES	MAYBE	NO
54. Mandatory Findings of Significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	___	____	XX
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	___	____	XX
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may affect two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	___	____	XX
d. Does the project have environmental effects which will cause substantial adverse effect on human beings, either directly or indirectly?	___	____	XX

NOTE: Before the Lead Agency can accept this application as complete, the applicant must consult the lists prepared pursuant to Section 65962.5 of the Government Code and submit a signed statement indicating whether the project and any alternatives are located on a site which is included on any such list, and shall specify any list.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement which contains the following information:

1. Name of applicant: Palo Comado Partnership c/o Mr. Larry Thor

2. Address: 5155 Clareton Drive, Agoura Hills, CA 91301

3. Phone Number: (818) 735-8800

4. Address of Site (street name and number if available, and ZIP code): West side of Chesebro Road, immediately south of the Ventura County line.

5. Local Agency (city/county): City of Agoura Hills

6. Assessor's book, page, and parcel number: 2055-001-028

7. Specify any list pursuant to Section 65962.5 of the Government Code: The project site is not listed on CAL EPA hazardous waste sites list.

8. Regulatory identification number: N/A

9. Date of List: July 1992

Date _____

_____
(Signature)

For _____
(Applicant)

NOTE: In the event that the project site and any alternatives are not listed on any list compiled pursuant to Section 65962.5 of the Government Code, then the applicant must certify that fact as provided below.

I have consulted the lists compiled pursuant to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are not contained on these lists.

Date 8-4-97 _____
(Signature)

For Palo Comado Partnership
(Applicant)

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 8-4-97 _____
(Signature)

For Palo Comado Partnership
(Applicant)

DISCUSSION OF ENVIRONMENTAL EVALUATION AND DETERMINATION
(To be completed by the Lead Agency - may be attached on separate sheets)

I have consulted the lists compiled pursuant to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are located on a site which: (check one)

_____ Is not included in these lists.

_____ Is included in these lists, and the project applicant has completed the statement required by Section 65962.5(f) of the Government Code.

_____ Is included in these lists, and I have notified the applicant, pursuant to Section 65943 of the Government Code, that he or she has failed to complete the statement required by Section 65962.5(f) of the Government Code by letter dated _____.

On the basis of this initial evaluation: (check one)

_____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

_____ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

_____ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date _____ _____
(Signature)

For _____
(Lead Agency)

Palo Comado Ranch

Initial Environmental Study Written Responses

Prepared by
VTN West, INC.
Planners Engineers Surveyors
(818) 779-8740

July 29, 1997

PROJECT DESCRIPTION

The proposed project would subdivide 90.87 acres into 12 single family residential lots and 4 permanent open space lots. Residential lots would range in size from a minimum of 1 acre to a maximum of 7 acres. Residential lots 1-8 will access directly from Chesebro Road, which will be improved as a private street in accordance with City specifications. Residential lots 9 and 10 lie east of the creek and will access from Chesebro Road via a private driveway and bridge which will span the creek channel. The elevation and span of the bridge is designed to remain clear of the capital flood elevation of the creek, as well as maintain the stream and the banks of the stream channel as a viable biological resource. Residential lots 11 and 12 lie within the western portion of the site and will access via private easement through the adjacent estate property to the west of the project site. Proposed building pads for lots 11 and 12 have been located at an elevation in which structures will not be visible from Chesebro Road or Palo Comado Canyon. A series of three open space lots under the ownership of the homeowners' association will provide permanent open space protection for the Palo Comado Creek, as well as the associated stream channel and riparian oak woodland. In addition, the majority of the property east of the Palo Comado Creek will be preserved in its natural state as an open space lot, and may be offered to the Mountains Conservancy or other suitable public open space agency for public use. The project has been designed to retain all existing trees on site.

The proposed project grading has been carefully designed to avoid grading of significant land forms, minimize cut and fill quantities, minimize disturbance to natural vegetation and minimize the height of manufactured slopes. The proposed residential lots will not be mass graded. Instead, the project proposes to grade only Chesebro Road, driveways and those portions of the lots designated as future home pads. Grading of home pads and driveways for lots 1 through 8 will be minimal, consisting primarily of minor leveling and compaction. Grading of pads for lots 9 and 10 will require grading of relatively minor cut and fill slopes of less than 10 feet in height, to achieve level building pads on the gently sloping terrain. Grading of home pads for lots 11 and 12 will require nominal cut and fill, typically less than 4 feet. Future structures on lots 11 and 12 will not be visible from Chesebro Road or Palo Comado Canyon due to the proposed pad elevations relative to the intervening terrain. Driveway access to lot 11 will be accomplished with a

maximum cut of approximately 12 feet. Some nominal cut and fill (generally less than 5 feet in height) will also be required for driveway and bridge construction to access lots 9 and 10. Approximately 95 percent of the site will remain ungraded and in its natural state.

PROJECT EFFECTS

25. Change in ocean, bay lake, stream or ground water quality or quantity, or alteration of existing drainage pattern: The proposed project will not effect or alter the creek in any way. However, like all development projects, existing drainage patterns will be altered somewhat by grading for house pads, driveways and Chesebro Road. All proposed grading and drainage improvements will conform with City of Agoura Hills grading and drainage standards. This "alteration of existing drainage patterns" in the context of this project is not considered to be environmentally significant.

27. Site on fill land or on slope of 10 percent or more: Some portions of the site exceed 10 percent slope, however the majority of the steeper terrain is proposed as permanent open space. The majority of the proposed grading will occur on terrain with less than 10 percent gradient.

ENVIRONMENTAL SETTING

32. Subject Property: The site encompasses 90.87 acres and is located on the west side of Chesebro Road, immediately south of the northern City/County boundary. The site has varying topography, ranging from relatively flat adjacent to Chesebro Road, to steep and rugged terrain within the central portion of the site. The eastern portion of the property is flatter with areas of low relief representing old alluvial terraces of Chesebro Canyon. Within this area, the present stream channel of the south flowing Palo Comado Creek is incised 20 to 30 feet in depth. This incised creek channel contains the majority of the oak riparian woodland within the site. Plant communities within the site are similarly varied, including coastal sage scrub, oak riparian woodland, introduced annual grassland and chaparral. The introduced grasslands are located within the areas of greatest past disturbance— on the eastern portion of the site between Chesebro Road and the Palo Comado Creek and within the western most portion of the site, adjacent to a large estate residence. The central mountainous portion of the site and the area within the incised creek channel are generally undisturbed, with the exception of off-road vehicle and equestrian trails which traverse most of the site. The only existing structures on the site consist of two underground pipelines (natural gas and fuel oil) which traverse the northeast quadrant of the site.

Palo Comado Creek, an intermittent blue line stream, extends generally north to south, through the eastern, flatter portion of the property. L. A. County Flood Control District estimates an existing capital flow quantity for Palo Comado Creek of 3900 cfs as the creek enters the subject property at the northern boundary.

33. Surrounding Properties: The site is bounded by the NPS open space to the north, a large estate property to the west, the Pony Club equestrian facility to the east and developed single family residences and vacant property to the south. The developed properties to the south and the equestrian facility to the east are largely devoid of native vegetation to support significant habitat or to permit viable biological connectivity with the subject property.

34. Earth: A preliminary geotechnical study was prepared for the in June of 1995 by Geosoils, Inc. That study concluded that some geological constraints (ancient landslide) exist within the steeply sloped portion of the site in which no development is planned. Soils conditions within the areas planned for development are "well suited for residential development" provided that typical soils engineering procedures of removal and recompaction are employed for the proposed building pads. Proposed home pad and driveway grading will result in minor changes to the site topography which will conform with the City's grading and hillside development standards and are not considered to be environmentally significant.

35. Air: A proposed project of only 12 residential units is not of sufficient size to produce significant quantities of pollutants from either mobile or stationary sources. PM10 (dust) emissions during construction will not be significant due to the limited extent of the grading proposed and the employment of regular watering during grading operations, as required by the terms of the grading permit.

36. Water: Development of the project will result in minor alteration to absorption rates due to presence of 12 homes and driveways. Following development, more than 90 percent of the project site will remain pervious. Consequently, the change in absorption rates will be minimal and is not considered to be environmentally significant. The project as proposed, will preserve the stream and the stream channel in its natural state through incorporation into permanent open space lots.

37 and 38. Plants and Animal Life: We have reviewed a past biological report on the 90 acre Palo Comado property ("Biological Resources Assessment", Impact Sciences, 1992) and made a site visit to supplement our constraints analysis. As a result of this work, the project site planning has been designed to minimize impacts to sensitive biological resources.

The west bank of Palo Comado Creek, especially in the north portion of the property, has high biological value because of the presence of surface water and the contiguity of this area to relatively undisturbed habitat to the north and west. The presence of mature southern oak woodland along Palo Comado Creek enhances the value of this area. Areas of coastal sage scrub and chaparral, intermixed with various native tree species on steep slopes adjacent to the west bank's oak woodland, allows a good source of food, cover, escape routes and access to surface water. A short section (approximately 100 lineal feet) of Palo Comado Creek in this area also has a dense stand of willows up to approximately 20 feet high. These willows provide a good habitat for various bird species as well as being an indicator of persistently wet conditions along the creek.

Significant degradation of the creek habitat exists downstream of the site. A housing pattern of mostly large detached homes with outbuildings, non-native landscaping and many stables with horses and other farm animals affects many portions of the creek. The creek ultimately flows into a developed storm drain system near the Ventura Freeway. Opportunities for biological connectivity are significantly compromised downstream of the site.

The entire eastern boundary of the site is adjacent to a developed riding facility (the local Pony Club). Native vegetation and cover is virtually absent from this facility. This, too, compromises the biological connectivity to the east because of the lack of cover, fencing and the disturbances caused by human and equine activity.

On the site, itself, the vast majority of the east bank of Palo Comado Creek, from the edge of the incised channel to the eastern property line has been stripped of all vegetation except large oak trees, apparently due to parking or other events occurring on the site. This, again, compromises biological connectivity.

Areas of higher onsite biological value have viable connections to the north and west to larger areas of similar high biological value. Because of this relationship, the northern portion of the creek, itself, and the western bank of the creek, including adjacent coastal sage scrub and chaparral communities should be prioritized for protection over areas east of the creek and along the southern portion of the site.

All existing trees will be retained and preserved on site. The riparian oak woodland will be preserved into perpetuity within the proposed open space lots. The majority of the steeply sloping portions of the site including existing flora and fauna will be preserved as permanent open space.

39. Noise: There are no aspects of this project that are anticipated to generate significant noise levels or be significantly impacted by existing ambient noise levels. The small scale of the project will not generate sufficient traffic to produce significant noise impacts.

40. Light and Glare: All new development projects produce new light sources. However, given the scale and type of project proposed (12 SFR units), the project is not anticipated to produce environmentally significant light or glare impacts.

41. Land Use: The project involves the development of a small portion of a larger vacant parcel. The General Plan Land Use and Zoning of the property of Open Space (hillside/SEA overlay) specifically allow for limited residential development within the zone and land use category provided that a project is appropriately designed, significant ecological resources are preserved, adequate open space is preserved and the aesthetic qualities of the area are maintained. The proposed project has been designed to achieve these objectives and is therefore consistent with the City's planned land use for the area.

42. Natural Resources: Future project residents will require typical quantities of water, electricity, and natural gas. Given the small scale of the project, the rate of use of natural resources will not be environmentally significant.

43. Risk of Upset: Fuel oil and natural gas pipelines traverse the site within 10 foot wide easements. The easement owners (SCG and Shell Oil) have published standards for activities within or adjacent to their easements, including procedures for "potholing" to determine the precise location of the pipelines within the easements. Both easement owners restrict the placement of structures within their easements, but will permit driveway crossings and fence crossings of their easements, following review of construction plans. The restrictions imposed by the easement owners and the existence of the 10' wide easements themselves, reduce the risk of upset to future residents to a level that is less than environmentally significant.

44. Population: The proposed project is expected to generate approximately 30 to 35 new residents within the twelve households. This level of increase is not considered to be environmentally significant.

45. Housing: The site is vacant, therefore the proposal will not effect existing housing stock. The proposal is residential and open space, therefore no additional demand for housing will be created as a result of this project.

46. Transportation/Circulation: According to the ITE Trip Generation Manual, a single family residential project of this type will generate 9.55 Average Daily Trips (ADT) per dwelling unit, with an AM peak of .76 trips/unit and a PM peak of 1.02 trips/unit. Consequently, the 12 units as proposed will produce only 115 Average Daily Trips, 9 AM Peak trips and 12 PM Peak trips. This low level of trips generated is a function of the small scale of the project, and is not environmentally significant. Adequate circulation will be assured by designing roadway improvements for Chesebro Road as well as all private driveways in accordance with City Public Works requirements and County of Los Angeles Fire Department standards. Consequently,

impacts from traffic generation or impacts to circulation are not expected to be environmentally significant from a project of this small scale.

47. Public Services: The project will result in typical demand for public services such as fire and police protection, schools, parks, etc. However, the increase in demand for these services as generated by this project will be offset by fees which must be paid prior to issuance of building permits or prior to issuance of occupancy permits. Therefore impacts to public services resulting from this project is not considered to be environmentally significant.

48 and 49. Energy and Utilities: The project will generate typical single family residential demand for energy and other utilities such as water and septic tanks. Any required utility extensions or connections must completed solely at the developers' expense. Given the small scale of this 12 lot subdivision, energy and utility demands are not considered to be environmentally significant.

50. Human Health: The site is not listed on the CAL EPA Hazardous Wastes Sites listing nor are there any substances known to exist on the site that could cause risk to human health.

51. Aesthetics: The project has been designed to preserve the Palo Comado Creek and associated flora and fauna, the riparian oak woodland adjacent to the creek and to maintain all trees throughout the 90 acre site. The overwhelming majority of the site will be preserved as permanent open space. The project has also been designed to minimize grading and the height of manufactured slopes by utilizing pad grading, rather the mass grading the proposed lots. Finally, no building pads, roadways or driveways have been located on peaks or ridgelines visible from Chesebro Road or Palo Comado Canyon. Future home placement and design will be subject to separate approval (CUP) and architectural review.

52. Recreation: The project is anticipated to have a positive impact on the quality and quantity of recreational opportunities through the preservation of a significant portion of the central and western portion of the site as permanent open space. Open space parcel "D", as proposed, contains a number of existing trails which link to the trail system within the NPS property to the north. The property owner has already begun discussions with the Mountains Conservancy relative to offering this parcel for public use.

53. Cultural Resources: There are no known archaeological, paleontological, historic, religious or ethnic resources associated with the site which might be impacted by the project as proposed.

CONCLUSION

Based upon the information assembled in order to complete this environmental information and checklist form, we believe that:

1. Very few unanswered environmental questions exist concerning the property or the proposed project. Any additional information deemed by the City to be required could be produced within individual environmental studies, such as, "project specific" biota, geotechnical, hydrology and cultural resource studies. Depending on the conclusions of the project specific studies, the preparation of a Mitigated Negative Declaration might be warranted.

2. In the event the City deems the preparation of an EIR to be required, we would recommend that the EIR be a "focused EIR" A focused EIR would typically be limited to only those issues for which the City believes adequate study and analysis has not been conducted, adequate mitigation has not been offered or areas in which the City believes significant residual impact might remain following mitigation. Utilization of a focused EIR would eliminate spending time or resources analyzing issues for which no significant environmental impact will occur.

Appendix 1.0(b)

Responses to Notice of Preparation

State of California - The Resources Agency
DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
South Coast Region
330 Golden Shore, Suite 50
Long Beach, California 90802
(562) 590-5113

PETE WILSON, Governor

May 29, 1998

Mr. Mike Kamino
Senior Planner
City of Agoura Hills
30101 Agoura Court, Suite 102
Agoura Hills, California 91301

Dear Mr. Kamino:

Notice of Preparation of a Draft Environmental Impact Report
Palo Comado Ranch, Los Angeles County

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. To enable Department staff to adequately review and comment on the proposed project, we recommend the following information be included in the Draft Environmental Impact Report:

1. A complete assessment of flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.

   a. A thorough assessment of rare plants and rare natural communities, following the Department's May 1984 Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).

   b. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and U.S. Fish and Wildlife Service.

   c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, § 15380).

   d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously

reported sensitive species and habitats, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code. Also, any Significant Ecological Areas (SEAs) or environmentally Sensitive Habitat Area ESHAs) that have been identified by the County of Los Angeles or any areas that are considered sensitive by the local jurisdiction that are located in or adjacent to the project area must be addressed.

2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.

   a. CEQA Guidelines, § 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.

   b. Project impacts should also be analyzed relative to their effects on off-site habitats and populations. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided.

   c. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.

   d. A cumulative effects analysis should be developed as described under CEQA Guidelines, § 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.

   a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Off-site compensation for unavoidable impacts through acquisition and protection of high quality habitat elsewhere should be addressed.

b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).

c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.

4. A CESA Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit.

a. Biological mitigation proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.

b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.

5. The Department opposes the elimination of watercourses and/or their channelization or conversion to subsurface drains. All wetlands and watercourses, whether intermittent or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic habitat values and maintain their value to on-site and off-site wildlife populations.

a. The Department has direct authority under Fish and Game Code § 1600 et seq. in regard to any proposed activity which would divert, obstruct, or affect the natural flow or change the bed, channel, or bank of any river, stream, or lake. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

b. A discussion of potential adverse impacts from any increased runoff, sedimentation, soil erosion, and/or urban pollutants on streams and watercourses on or near the project site, with mitigation measures proposed to alleviate such impacts, must be included.

The Department holds regularly scheduled pre-project planning/early consultation meetings. To make an appointment, please call our regional office at (562) 590-5137.

Thank you for this opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Ms. Chanelle Davis, Wildlife Biologist, at (909) 627-1613.

Sincerely,

Ronald D. Rempel
Regional Manager

Attachments

cc: Ms. Chanelle Davis
Department of Fish and Game
Chino Hills, California

Mr. Ray Ally
Department of Fish and Game
Long Beach, California

Ms. Mary Meyer
Department of Fish and Game
Ojai, California

Ms. Leslie MacNair
Department of Fish and Game
Long Beach, California

U.S. Fish and Wildlife Service
Carlsbad, California

U.S. Army Corps of Engineers
Los Angeles, California

State Clearinghouse
Sacramento, California

ATTACHMENT 1

State of California
THE RESOURCES AGENCY
Department of Fish and Game
May 4, 1984

GUIDELINES FOR ASSESSING THE EFFECTS OF PROPOSED DEVELOPMENTS ON RARE AND ENDANGERED PLANTS AND PLANT COMMUNITIES

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how field surveys should be conducted and what information should be contained in the survey report.

1. Botanical surveys that are conducted to determine the environmental effects of a proposed development should be directed to all rare and endangered plants and plant communities. Rare and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare and/or endangered under the following definitions.

   A species, subspecies or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy form one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition or disease. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

   Rare plant communities are those communities that are of highly limited distribution. These communities may or may not contain rare or endangered species. The most current version of the California Natural Diversity Data Base's Outline of Terrestrial Communities in California may be used as a guide to the names of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or the extent that, rare plants will be affected by a proposed project when:

   a. Based on an initial biological assessment, it appears that the project may damage potential rare plant habitat;

   b. Rare plants have historically been identified on the project site, but adequate information of impact assessment is lacking; or

   c. No initial biological assessment has been conducted and it is unknown whether or not rare plants or their habitat exist on the site.

3. Botanical consultants should be selected on the basis of possession of the following qualifications (in order of importance):

   a. Experience as a botanical field investigator with experience in field sampling design and field methods;

   b. Taxonomic experience and a knowledge of plant ecology;

   c. Familiarity with the plants of the area, including rare species; and

   d. Familiarity with the appropriate state and federal statutes related to rare plants and plant collecting.

4. Field surveys should be conducted in a manner that will locate any rare or endangered species that may be present. Specifically, rare or endangered plant surveys should be:

   a. Conducted at the proper time of year when rare or endangered species are both "evident" and identifiable. Field surveys should be scheduled (1) to coincide with known flowering periods, and/or (2) during periods of

phenological development that are necessary to identify the plant species of concern.

b. Floristic in nature. "Predictive surveys" (which predict the occurrence of rare species based on the occurrence of habitat or other physical features rather than actual field inspection) should be reserved for ecological studies, not for impact assessment. Every species noted in the field should be identified to the extent necessary to determine whether it is rare or endangered.

c. Conducted in a manner that is consistent with conservation ethics. Collection of rare or suspected rare species (voucher specimens) should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit regulations. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.

d. Conducted using systematic field techniques in all habitats of the site to ensure a reasonably thorough coverage of potential impact areas.

e. Well documented. When a rare or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form should be completed and submitted to the Natural Diversity Data Base.

5. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations, EIR's and EIS's, should contain the following information:

a. Project description, including a detailed map of the project location and study area.

b. A written description of biological setting referencing the community nomenclature used and a vegetation map.

c. Detailed description of survey methodology.

d. Dates of field surveys.

e. Results of survey (including detailed maps).

f. An assessment of potential impacts.

g. Discussion of the importance of rare plant populations with consideration of nearby populations and total species distribution.

h. Recommended mitigation measures to reduce or avoid impacts.

i. List of all species identified.

j. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.

k. Name of field investigator(s).

l. References cited, persons contacted, herbaria visited, and disposition of voucher specimens.

ATTACHMENT 2

SENSITIVITY OF TOP PRIORITY RARE NATURAL COMMUNITIES IN SOUTHERN CALIFORNIA*

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

S1. - Less than 6 known locations and/or on less than 2,000 acres of habitat remaining.

S2. - Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.

S3. - Occurs in 21-100 known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to the natural community regardless of the ranking. For example:

S1.1 = very threatened
S2.2 = threatened
S3.3 = no current threats known

Sensitivity Rankings (February 1992)

Rank	Community Name	
S1.1	Mojave Riparian Forest	Southern Dune Scrub
	Sonoran Cottonwood Willow Riparian	Southern Coastal Bluff Scrub
	Mesquite Bosque	Maritime Succulent Scrub
	Elephant Tree Woodland	Riversidean Alluvial Fan Sage Scrub
	Crucifixion Thorn Woodland	Southern Maritime Chaparral
	Allthorn Woodland	Valley Needlegrass Grassland
	Arizonan Woodland	Great Basin Grassland
	Southern California Walnut Forest	Mojave Desert Grassland
	Mainland Cherry Forest	Pebble Plains
	Southern Bishop Pine Forest	Southern Sedge Bog
	Torrey Pine Forest	Cismontane AlkaliMarsh
	Desert Mountain White Fir Forest	
S1.2	Southern Foredunes	
	Mono Pumice Flat	
	Southern Interior Basalt F1. Vernal Pool	
S2.1	Venturan Coastal Sage Scrub	Coastal and Valley Freshwater Marsh
	Diegan Coastal Sage Scrub	S. Arroyo Willow Riparian Forest
	Riversidian Upland Coastal Sage Scrub	Southern Willow Scrub
	Riversidian Desert Sage Scrub	Modoc-G. Bas. Cottonwood Willow Rip.
	Sagebrush Steppe	Modoc-Great Basin Riparian Scrub
	Desert Sink Scrub	Mojave Desert Wash Scrub
	Mafic Southern Mixed Chaparral	Engelmann Oak Woodland
	San Diego Mesa Hardpan Vernal P.	Open Engelmann Oak Woodland
	San Diego Mesa Claypan Vernal P.	Closed Engelmann Oak Woodland
	Alkali Meadow	Island Ironwood Forest
	Southern Coastal Salt Marsh	Island Cherry Forest
	Coastal Brackish Marsh	S. Interior Cypress Forest
	Transmontane Alkali Marsh	Bigcone Spruce-Canyon Oak Forest
S2.2	Active Coastal Dunes	White Mountains Fellfield
	Active Desert Dunes	
	Stab. and Part. Stab. Desert Dunes	
	Stab. and Part. Stab. Desert Sandfield	
	Mojave Mixed Steppe	
	Transmontane Freshwater Marsh	S2.3 Bristlecone Pine Forest
	Coulter Pine Forest	Limber Pine Forest
	S. California Fellfield	

ELEMENT RANKING

GLOBAL RANKING

The *global rank* (G-rank) is a reflection of the overall condition of an element throughout its global range.

SPECIES OR NATURAL COMMUNITY LEVEL

- **G1** = Less than 6 viable EOs OR less than 1000 individuals OR less than 2000 acres.
- **G2** = 6-20 EOs OR 1000-3000 individuals OR 2000-10,000 acres.
- **G3** = 21-100 EOs OR 3000-10,000 individuals OR 10,000-50,000 acres.
- **G4** = Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e. there is some threat, or somewhat narrow habitat.
- **G5** = Population or stand demonstrably secure to ineradicable due to being commonly found in the world.

SUBSPECIES LEVEL

Subspecies receive a T-rank attached to the G-rank. With the subspecies, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of just the subspecies or variety.
For example: *Chorizanthe robusta var. hartwegii.*
This plant is ranked G2T1. The G-rank refers to the whole species range i.e. *Chorizanthe robusta.* The T-rank refers only to the global condition of var. *hartwegii.*

STATE RANKING

The *state rank* is assigned much the same way as the global rank, except state ranks in California often also contain a threat designation attached to the S-rank.

- **S1** = Less than 6 EOs OR less than 1000 individuals OR less than 2000 acres
  - S1.1 = very threatened
  - S1.2 = threatened
  - S1.3 = no current threats known
- **S2** = 6-20 EOs OR 1000-3000 individuals OR 2000-10,000 acres
  - S2.1 = very threatened
  - S2.2 = threatened
  - S2.3 = no current threats known
- **S3** = 21-100 EOs or 3000-10,000 individuals OR 10,000-50,000 acres
  - S3.1 = very threatened
  - S3.2 = threatened
  - S3.3 = no current threats known
- **S4** - Apparently secure within California; this rank is clearly lower than S3 but factors exist to cause some concern; i.e. there is some threat, or somewhat narrow habitat. NO THREAT RANK.
- **S5** - Demonstrably secure to ineradicable in California. NO THREAT RANK.

Notes:

1. Other considerations used when ranking a species or natural community include the pattern of distribution of the element on the landscape, fragmentation of the population/stands, and historical extent as compared to its modern range. It is important to take a bird's eye or aerial view when ranking sensitive elements rather than simply counting EOs.

2. Uncertainty about the rank of an element is expressed in two major ways:

   By expressing the rank as a range of values:
   ex. S2S3 means the rank is somewhere between S2 and S3.

   By adding a ? to the rank:
   ex. S2? This represents more certainty than S2S3, but less than S2.

3. Other symbols

- **GH** All sites are historical; the element has not been seen for at least 20 years but suitable habitat still exists (SH = All California sites are historical).
- **GX** All sites are extirpated; this element is extinct in the wild (SX = All California sites are extirpated).
- **GXC** Extinct in the wild; exists in cultivation.
- **G1Q** The element is very rare, but there is a taxonomic question associated with it.

Top Priority Rare Natural Communities
From Region Five

Code Number	Location	Few Records	Name
S1.1 Rank			
21330	Cis		Southern Dune Scrub
31200	Cis		Southern Coastal Scrub
32400	Cis		Maritime Succulent Scrub
32720	Cis		Riversidean Alluvial Fan Sage Scrub
37030	Cis	Y	Southern Maritime Chaparral
42110	Cis		Valley Needlegrass Grassland
43000	Des	Y	Great Basin Grassland
43777	Des	Y	Mojave Desert Grassland
47000	Cis		Pebble Plains
51177	Cis	Y	Southern Sedge Bog
52310	Cis		Cismontane Alkali Marsh
61700	Des		Mojave Riparian Forest
61810	Des		Sonoran Cottonwood Willow Riparian
61820	Des		Mesquite Bosque
75100	Des	Y	Elephant Tree Woodland
75200	Des	Y	Crucifixion Thorn Woodland
75300	Des	Y	Allthorn Woodland
75400	Des	Y	Arizonan Woodland
81600	Cis		Southern California Walnut Forest
81820	Cis	Y	Mainland Cherry Forest
83122	Cis	Y	Southern Bishop Pine Forest
83140	Cis		Torrey Pine Forest
85330	Des	Y	Desert Mountain White Fir Forest
S1.2 Rank			
21230	Cis		Southern Foredunes
35410	Des		Mono Pumice Flat
44310	Cis		Southern Interior Basalt Fl. Vernal Pool
S2.1 Rank			
32300	Cis	Y	Venturan Coastal Sage Scrub
32500	Cis		Diegan Coastal Sage Scrub
32710	Cis	Y	Riversidian Upland Coastal Sage Scr.
32730	Cis	Y	Riversidian Desert Sage Scrub
35300	Des	Y	Sagebrush Steppe
35120	Des	Y	Desert Sink Scrub
37122	Cis	Y	Mafic Southern Mixed Chaparral
44321	Cis		San Diego Mesa Hardpan Vernal P.
44322	Cis		San Diego Mesa Claypan Vernal P.
45310	Des		Alkali Meadow
52120	Cis		Southern Coastal Salt Marsh
52320	Cis		Coastal Brackish Marsh
52410	Des		Transmontane Alkali Marsh

Coded as either cis (for cismontane) or des (for desert)

Code Number	Location	Few Records	Name
52410	Cis		Coastal and Valley Freshwater Marsh
61320	Cis		S. Arroyo Willow Riparian Forest
63320	Cis		Southern Willow Scrub
61610	Des		Modoc-G Bas Cottonwood Willow Rip.
63600	Des	Y	Modoc-Great Basin Riparian Scrub
63700	Des	Y	Mojave Desert Wash Scrub
71180	Cis	Y	Engelmann Oak Wood
71181	Cis	Y	Open Engelmann Oak Wood
71182	Cis	Y	Closed Engelmann Oak Woodland
71190	Cis	Y	Island Oak Woodland
71210	Cis		California Walnut Woodland
81700	Cis	Y	Island Ironwood Forest
81810	Cis		Island Cherry Forest
83230	Cis		S. Interior Cypress Forest
84150	Cis	Y	Bigcone Spruce-Canyon Oak Forest
S2.2 Rank:			
21100	Cis	Y	Active Coastal Dunes
22100	Des		Active Desert Dunes
22200	Des		Stab. and Part Stab. Desert Dunes
22300	Des	Y	Stab. and Part Stab. Desert Sandfield
34220	Des	Y	Mojave Mixed Steppe
52420	Des	Y	Transmontane Freshwater Marsh
84140	Cis	Y	Coulter Pine Forest
81130	Cis	Y	S. California Fellfield
81140	Des	Y	White Mountains Fellfield
S2.3 Rank:			
86400	Des		Bristlecone Pine Forest
86700	Des	Y	Limber Pine Forest

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003

June 16, 1998

Mike Kamino
City of Agoura Hills
30101 Agoura Court, Suite 102
Agoura Hills, California 91301

Subject: Notice of Preparation of an Environmental Impact Report for Palo Comado Ranch in the City of Agoura Hills, Los Angeles County, California (S-98-00001)

Dear Mr. Kamino:

The U.S. Fish and Wildlife Service (Service) has reviewed the notice of preparation of an environmental impact report (EIR) for the proposed development of Palo Comado Ranch, along the western side of Chesebro Road in Agoura Hills, Los Angeles County, California. The proposed project would involve subdivision of the 90.9 acre site into 12 residential lots ranging from 1.0 to 5.9 acres and totaling 31.9 acres. Four open space lots are also proposed that would total 59.0 acres. Three of the open space lots comprising 4.3 acres would be managed by a homeowner's association to provide protection for Palo Comado Creek and its habitats. The remaining 54.7 acre open space lot would be preserved in its natural state and may be offered to a public open space agency.

We offer the following information and recommendations to aid you in planning for the conservation of sensitive wildlife habitats and federally listed species that could occur on the site, and as a means to assist you in complying with pertinent Federal statutes. The following comments are prepared in accordance with the Endangered Species Act of 1973, as amended (Act), and other authorities mandating Department of the Interior concern for environmental values.

The Service's responsibilities include administering the Endangered Species Act of 1973 (Act), as amended, including sections 7, 9, and 10. Section 9 of the Act prohibits the taking of any federally listed endangered or threatened species. Section 3(18) of the Act defines "take" to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Service regulations (50 CFR 17.3) define "harm" to include "significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering."

The Act provides for civil and criminal penalties for the unlawful taking of listed species. Such taking may be authorized by the Service in two ways: through interagency consultation for projects with Federal involvement pursuant to section 7 or through the issuance of an incidental take permit under section 10(a)(1)(B) of the Act.

Section 7 of the Act requires Federal agencies to consult with the Service should they determine that their actions may affect any listed threatened or endangered species. To meet this mandate, the Service provides comments on public notices issued for a Federal permit or license affecting the Nation's waters, in particular, Department of the Army permits administered by the U.S. Army Corps of Engineers (Corps) pursuant to section 404 of the Clean Water Act. In our review of section 404 permits, we [redacted] and wetlands as the primary means of protecting these sensitive habitats. The proposed project would likely require a permit from the Corps, and possible consultation under section 7 of the Act, for the activities that involve placement of fill material into Palo Comado Creek for stream crossings and the installation of protective rip-rap. If you have not already done so, we recommend that details of the project be provided to the Corps as soon as possible.

To assist the Service in adequately evaluating the proposed project from the standpoint of fish and wildlife protection, we request that the draft EIR contain the following specific information:

1. A complete discussion of the purpose and need for the project should be provided.

2. A thorough description of the project in terms of potential uses of the proposed lots should be incorporated. Unless limitations or design standards are applied to the lots during the review process under the California Environmental Quality Act, the ultimate impacts of the subdivision cannot be predicted.

3. The project description should include all practicable, environmentally-superior alternatives that have been considered to reduce impacts to listed and candidate species, wetland areas, other sensitive habitats, and fish and wildlife resources.

4. Specific acreages and detailed descriptions of the amount and types of habitat that may be affected by the proposed project or project alternatives should be listed, including detailed mapping of the extent and distribution of native vegetation. Of particular concern will be the acreages of coastal sage scrub, wetland and riparian habitats to be affected.

5. The EIR should supply descriptions of the biological resources associated with each habitat type. These descriptions should include both quantitative and qualitative information concerning fish and wildlife resources on the proposed and alternative project sites. Listings of all plant species observed and all animal species observed or expected on the parcel would be useful in assessing the biological diversity and the adequacy of field investigations. These biological resource descriptions should apply to parcels

proposed as residential lots as well as open space lots so that the reader can assess the relative value of the open space as mitigation.

6. In terms of wildlife movement, the EIR should examine the position of the site with respect to adjacent land uses (e.g., permanent open space). Project design should incorporate open space dedications that maintain connections between open space areas without isolating them within development. Published accounts of regional wildlife movement patterns should be reviewed for their applicability to the project site.

7. The EIR should assess the direct effects (habitat loss, degradation, or modification, animal mortality, habitat fragmentation, and other) indirect effects (brush clearance, noise, human intrusions into sensitive habitats, the introduction of invasive, non-native plants and animals, and others), and the cumulative effects of introducing urban development into undeveloped land as it applies to the incremental loss of regional plant and wildlife habitat. The potential uses of the proposed lots (e.g., construction, implementation, operation) should be included in this assessment.

8. A list of Federal candidates, proposed or listed threatened or endangered species, state-listed species, and locally sensitive species that are found at or near the project site should be provided. Discussion of these species should focus upon their distribution and abundance on the site and in the surrounding area, and the anticipated impacts of the project on these species. The Service is particularly interested in any information pertaining to potential impacts to the following listed species:

California gnatcatcher (*Polioptila californica*) - federally threatened
least Bell's vireo (*Vireo bellii pusillus*) - federally and state endangered
California red-legged frog (*Rana aurora draytonii*) - federally threatened
Lyon's pentachaeta (*Pentachaeta lyonii*) - federally endangered
Santa Monica Mountains dudleya (*Dudleya cymosa* ssp. *ovatifolia*) - federally threatened
marcescent dudleya (*Dudleya cymosa* ssp. *marcescens*) - federally threatened
Braunton's milk-vetch (*Astragalus brauntonii*) - federally threatened

If suitable habitat for these species is present on the site, it may be necessary to conduct focused surveys following protocols defined by the Service, and performed by qualified, and in some cases permitted, individuals. The Service also believes the EIR should address potential impacts on the following sensitive species:

California mastiff bat (*Eumops perotis californica*)
San Diego desert woodrat (*Neotoma lepida intermedia*)
ashy rufous-crowned sparrow (*Aimophila ruficeps canescens*)
southwestern pond turtle (*Clemmys marmorata pallida*)

San Diego or California coast horned lizard (*Phrynosoma coronatum blainvillei* or *P.c. frontale*, respectively)
coastal western whiptail (*Cnemidophorus tigris multiscutatus*)
two-striped garter snake (*Nerodia h. hammondii*)
Santa Susana tarplant (*Hemizonia minthornii*)
Plummer's mariposa lily (*Calochortus plummerae*)

9. Specific mitigation measures should be provided to offset project-related impacts. If possible, adverse project-related impacts should be mitigated on-site through open space dedications, as proposed, and re-creation or revegetation of disturbed habitats in the project vicinity and [redacted]. The objective of mitigation should be to avoid impacts to plants and wildlife to the extent feasible, followed by compensation for project-induced loss of habitat values.

10. Mitigation measures that require the development of revegetation or restoration plans should be prepared by persons or firms with specific expertise in southern California ecosystems and state-of-the-art native plant revegetation techniques. Such plans should include, at a minimum: a) methods to salvage on-site plant material, either through propagule collection or transplanting; b) the location of mitigation site(s); c) the species, actual number, and size of the plants to be used; d) a schematic layout depicting the arrangement of the plants within the compensation area; e) time of year that planting will occur; f) a description of the irrigation system to be employed and the duration of its use; g) measures to be taken to control exotic vegetation on site; h) a detailed monitoring program that includes provisions for replanting areas where planted materials have not survived; and i) identification of the agency that will guarantee the successful creation of the mitigation habitat and provide for the protection and perpetual conservation of the restoration site. In this regard, measures should be proposed (and subsequently implemented) to control access to the site, to curtail illegal dumping, to restrict nearby lighting, and to manage for sensitive species in any mitigation areas.

11. The EIR should identify construction methods to be used to prevent soil erosion, along with specific erosion and sedimentation control plans to be carried out throughout the life of the project.

12. The EIR should analyze the effects of the project on the hydrology of Palo Comado Creek, and any other riparian or wetland communities within the project boundaries. Although Palo Comado Creek is channelized for a portion through Agoura Hills, the stream contributes to the larger Malibu Creek drainage, and the Service recommends examination of the potential impacts to downstream resources. While pollution of the water in the creek may already be occurring, the potential for adding to such water quality problems should be analyzed for this project.

13. A discussion of the manner in which pollutants in storm water and "nuisance" runoff from the proposed project would be minimized should be provided.

We look forward to reviewing the draft environmental impact report when it becomes available. Should you have any questions regarding these comments, please contact Rick Farris of my staff at (805) 644-1766.

Sincerely,

Diane K. Noda

Diane K. Noda
Field Supervisor

United States Department of the Interior

NATIONAL PARK SERVICE
Santa Monica Mountains National Recreation Area
401 West Hillcrest Drive
Thousand Oaks, California 91360-4207

IN REPLY REFER TO:

L76 (SAMO)

June 11, 1998

Mike Kamino, Senior Planner
City of Agoura Hills
30101 Agoura Court, Suite 102
Agoura Hills, CA 91301

Subject: Palo Comado Ranch, 90.87 acres, 12 residential lots, 4 open space lots
Notice of Preparation of a Draft Environmental Impact Report

Dear Mr. Kamino:

The National Park Service thanks the City of Agoura Hills for the opportunity to make recommendations on the content of the draft environmental impact report (EIR) for the proposed Palo Comado Ranch development. Ideally the property, as part of the Palo Comado Significant Ecological Area (SEA 12), should be purchased as an adjunct to the existing adjacent 4,500 acres of protected federal parkland. We also acknowledge that funds have not been available to purchase the land for permanent open space, so the next best alternative is to be maximally sensitive in developing the property. The project description appears to have accomplished sensitive lot layout and has reduced resource impacts by avoiding mass-grading building pads and not removing any oak trees. The proposal offers the opportunity for private-public cooperative stewardship of natural resources in the open space lots and for sensitively designing the future individual residences. A full EIR may not be necessary for this development, however, we make the following recommendations:

Items 37 and 38, Plants and Animal Life

We are glad that the bridge to span Palo Comado Creek will not significantly alter the adjacent stream banks and stream bed. We recommend that the applicant and the City consider designing a bridge that will provide roosting habitat for beneficial insectivorous species such as bats and swallows.

We expect that all oak trees will not only remain, but will be carefully protected during roadway construction. We also recommend that all trees remain on the site in perpetuity and that future individual landowners design their homes in a manner that preserves the trees. The National

Park Service requests the opportunity to review the oak tree report before the City grants an oak tree permit for both this current tract approval and for individual lot permits.

Another issue associated with plant and animal life is fuel modification requirements. We request that due consideration be given to the placement of the roadways, pads, and subsequent homes to minimize the need for brush clearance. In particular, the site contains dense stands of coastal sage scrub, and we recommend that structures be located at least 100 feet from these stands in order to avoid clearance of these remaining stands of native vegetation. Also, we request that the placement of any structure on the lot abutting federal parkland on the north side be at least 200 feet or more from the parkland boundary. We believe this should not be difficult because of the large lot size.

Item 51, Aesthetic Impacts

A very special feature for park visitors to Cheeseboro/Palo Comado Canyons is the excellent undisturbed and relatively undisturbed viewsheds that can be enjoyed. The project description states that no building pads, roadways or driveways have been located on peaks or ridgelines visible from Chesebro Road or Palo Comado Canyon. We recommend that this statement specify that residences constructed on those pads should also remain out of sight, perhaps by limiting building height. We request the opportunity to review any grading plans prior to City approval.

Item 52, Recreation

Item 52 states "Open space parcel 'D,' as proposed, contains a number of existing trails which link to the trail system within the NPS property to the north." The establishment of optimal trails and park entrances results from professional planning efforts by the NPS to design park use in a manner that provides highest protection of the natural resources as well as optimizing recreational use. In 1996 the Santa Monica Mountains National Recreation Area completed the *Draft Comprehensive Design Plan/Environmental Assessment for the Simi Hills*. A series of public workshops were held to determine propitious public entrances to the Palo Comado/Cheeseboro Canyons parkland. There are neither present nor future plans to include access from parcel "D" as part of the trail system. Use of trails on parcel "D" as access to the Federal parkland would be unplanned, and moreover, private use of the trails on parcel "D" as access to Federal parkland would represent conversion of public land into private use, a practice strictly prohibited by Federal law. The National Park Service will not support using open space parcel "D" as a source of recreational trails leading into Palo Comado Canyon.

Perhaps the most significant factor in accomplishing ecological longevity at this site is the attention given to subsequent property owners' home design and construction plans. Development of individual lots over an extended period of time can lead to incremental cumulative loss of resources. For example, each landowner for lots 1-8 may request the removal of one or two oak trees, yet cumulatively that may mean removing up to 16 or more trees. We recommend that future landowners who plan to buy a lot or build on the lot be counseled on constructing a home within an SEA and adjacent to federal parkland. NPS staff are available to meet with potential buyers and provide aspects of such counseling—the NPS's brochure,

Welcome to the Neighborhood, provides an excellent introduction to designing one's residence in the Santa Monica Mountains. We request that a representative from the National Park Service be a member of any design review committee that is convened to review homeowners' plans We also suggest that the City provide flexibility in building codes to accommodate creative, environmentally compatible architectural design.

We feel confident that Palo Comado Ranch can become a successful example of sustainable development within an ecologically sensitive area. If National Park Service can assist your staff in addressing the recommendations we have put forth, please contact Nancy Andrews, Chief of Planning, Science and Resource Management, or Melanie Beck, Outdoor Recreation Planner, at (805)370-2301.

Sincerely,

Arthur E. Eck
Superintendent

cc: Honorable Zev Yaroslavsky, Los Angeles County Board of Supervisors
Joe Edmiston, Executive Director, Santa Monica Mountains Conservancy
Dan Preece, Superintendent, Angeles District, State Department of Parks and Recreation

State of California - The Resources Agency
DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
South Coast Region
330 Golden Shore, Suite 50
Long Beach, California 90802
(562) 590-5113

PETE WILSON, *Governor*

July 6, 1998

Mr. Michael Kamino
Senior Planner
The City of Agoura Hills
30101 Agoura Court, Suite 102
Agoura Hills, California 91301-4335

Dear Mr. Kamino:

Project Notice
97-CUP-022 and Tentative Tract map 52397
Palo Comado Ranch, Los Angeles County

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. To enable Department staff to adequately review and comment on the proposed project, we recommend the following information be included in any environmental documents prepared for the proposed project:

1. A complete assessment of flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.

    a. A thorough assessment of rare plants and rare natural communities, following the Department's May 1984 Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).

    b. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and U.S. Fish and Wildlife Service.

    c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, § 15380).

d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitats, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code. Also, any Significant Ecological Areas (SEAs) or environmentally Sensitive Habitat Area (ESHAs) that have been identified by the County of Los Angeles or any areas that are considered sensitive by the local jurisdiction that are located in or adjacent to the project area must be addressed.

2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.

a. CEQA Guidelines, § 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.

b. Project impacts should also be analyzed relative to their effects on off-site habitats and populations. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided.

c. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.

d. A cumulative effects analysis should be developed as described under CEQA Guidelines, § 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.

a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Off-site compensation for unavoidable impacts through acquisition and protection of high quality habitat elsewhere should be addressed.

b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).

c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.

4. A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the following information is requested:

a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.

b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.

5. The Department opposes the elimination of watercourses and/or their channelization or conversion to subsurface drains. All wetlands and watercourses, whether intermittent or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic habitat values and maintain their value to on-site and off-site wildlife populations.

a. The Department has direct authority under Fish and Game Code § 1600 et seq. in regard to any proposed activity which would divert, obstruct, or affect the natural flow or change the bed, channel, or bank of any river, stream, or lake. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

b. A discussion of potential adverse impacts from any increased runoff, sedimentation, soil erosion, and/or urban pollutants on streams and watercourses on or near the project site, with mitigation measures proposed to alleviate such impacts, must be included.

The Department holds regularly scheduled pre-project planning/early consultation meetings. To make an appointment, please call our regional office at (562) 590-5137.

Thank you for this opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Ray Ally, Fishery Biologist, at (562) 590-5147.

Sincerely,

for Ron Rempel

Ronald D. Rempel
Regional Manager

Attachments

cc: Mr. Ray Ally
Department of Fish and Game
Long Beach, California

Ms. Chanelle Davis
Department of Fish and Game
Chino Hills, California

Mr. Liam Davis
Department of Fish and Game
San Diego, California

Ms. Mary Meyer
Department of Fish and Game
Ojai, California

Ms. Leslie MacNair
Department of Fish and Game
Long Beach, California

U.S. Fish and Wildlife Service
Carlsbad, California

U.S. Army Corps of Engineers
Los Angeles, California

State Clearinghouse
Sacramento, California

ATTACHMENT 1

State of California
THE RESOURCES AGENCY
Department of Fish and Game
May 4, 1984

GUIDELINES FOR ASSESSING THE EFFECTS OF PROPOSED DEVELOPMENTS ON RARE AND ENDANGERED PLANTS AND PLANT COMMUNITIES

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how field surveys should be conducted and what information should be contained in the survey report.

1. Botanical surveys that are conducted to determine the environmental effects of a proposed development should be directed to all rare and endangered plants and plant communities. Rare and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare and/or endangered under the following definitions.

   A species, subspecies or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy form one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition or disease. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

   Rare plant communities are those communities that are of highly limited distribution. These communities may or may not contain rare or endangered species. The most current version of the California Natural Diversity Data Base's Outline of Terrestrial Communities in California may be used as a guide to the names of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or the extent that, rare plants will be affected by a proposed project when:

   a. Based on an initial biological assessment, it appears that the project may damage potential rare plant habitat;

   b. Rare plants have historically been identified on the project site, but adequate information of impact assessment is lacking; or

   c. No initial biological assessment has been conducted and it is unknown whether or not rare plants or their habitat exist on the site.

3. Botanical consultants should be selected on the basis of possession of the following qualifications (in order of importance):

   a. Experience as a botanical field investigator with experience in field sampling design and field methods;

   b. Taxonomic experience and a knowledge of plant ecology;

   c. Familiarity with the plants of the area, including rare species; and

   d. Familiarity with the appropriate state and federal statutes related to rare plants and plant collecting.

4. Field surveys should be conducted in a manner that will locate any rare or endangered species that may be present. Specifically, rare or endangered plant surveys should be:

   a. Conducted at the proper time of year when rare or endangered species are both "evident" and identifiable. Field surveys should be scheduled (1) to coincide with known flowering periods, and/or (2) during periods of

ATTACHMENT 2

SENSITIVITY OF TOP PRIORITY RARE NATURAL COMMUNITIES IN SOUTHERN CALIFORNIA*

Sensitivity rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

S1. - Less than 6 known locations and/or on less than 2,000 acres of habitat remaining.

S2. - Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining.

S3. - Occurs in 21-100 known locations and/or 10,000-50,000 acres of habitat remaining.

The number to the right of the decimal point after the ranking refers to the degree of threat posed to the natural community regardless of the ranking. For example:

S1.1 = very threatened
S2.2 = threatened
S3.3 = no current threats known

Sensitivity Rankings (February 1992)

Rank	Community Name	
S1.1	Mojave Riparian Forest	Southern Dune Scrub
	Sonoran Cottonwood Willow Riparian	Southern Coastal Bluff Scrub
	Mesquite Bosque	Maritime Succulent Scrub
	Elephant Tree Woodland	Riversidean Alluvial Fan Sage Scrub
	Crucifixion Thorn Woodland	Southern Maritime Chaparral
	Allthorn Woodland	Valley Needlegrass Grassland
	Arizonan Woodland	Great Basin Grassland
	Southern California Walnut Forest	Mojave Desert Grassland
	Mainland Cherry Forest	Pebble Plains
	Southern Bishop Pine Forest	Southern Sedge Bog
	Torrey Pine Forest	Cismontane AlkaliMarsh
	Desert Mountain White Fir Forest	
S1.2	Southern Foredunes	
	Mono Pumice Flat	
	Southern Interior Basalt F1. Vernal Pool	
S2.1	Venturan Coastal Sage Scrub	Coastal and Valley Freshwater Marsh
	Diegan Coastal Sage Scrub	S. Arroyo Willow Riparian Forest
	Riversidian Upland Coastal Sage Scrub	Southern Willow Scrub
	Riversidian Desert Sage Scrub	Modoc-G. Bas. Cottonwood Willow Rip.
	Sagebrush Steppe	Modoc-Great Basin Riparian Scrub
	Desert Sink Scrub	Mojave Desert Wash Scrub
	Mafic Southern Mixed Chaparral	Engelmann Oak Woodland
	San Diego Mesa Hardpan Vernal P.	Open Engelmann Oak Woodland
	San Diego Mesa Claypan Vernal P.	Closed Engelmann Oak Woodland
	Alkali Meadow	Island Ironwood Forest
	Southern Coastal Salt Marsh	Island Cherry Forest
	Coastal Brackish Marsh	S. Interior Cypress Forest
	Transmontane Alkali Marsh	Bigcone Spruce-Canyon Oak Forest
S2.2	Active Coastal Dunes	White Mountains Fellfield
	Active Desert Dunes	
	Stab. and Part. Stab. Desert Dunes	
	Stab. and Part. Stab. Desert Sandfield	
	Mojave Mixed Steppe	
	Transmontane Freshwater Marsh	**S2.3** Bristlecone Pine Forest
	Coulter Pine Forest	Limber Pine Forest
	S. California Fellfield	

Top Priority Rare Natural Communities
From Region Five

Code Number	Location	Few Records	Name
S1.1 Rank			
21330	Cis		Southern Dune Scrub
31200	Cis		Southern Coastal Scrub
32400	Cis		Maritime Succulent Scrub
32720	Cis		Riversidean Alluvial Fan Sage Scrub
37030	Cis	Y	Southern Maritime Chaparral
42110	Cis		Valley Needlegrass Grassland
43000	Des	Y	Great Basin Grassland
43777	Des	Y	Mojave Desert Grassland
47000	Cis		Pebble Plains
51177	Cis	Y	Southern Sedge Bog
52310	Cis		Cismontane Alkali Marsh
61700	Des		Mojave Riparian Forest
61810	Des		Sonoran Cottonwood Willow Riparian
61820	Des		Mesquite Bosque
75100	Des	Y	Elephant Tree Woodland
75200	Des	Y	Crucifixion Thorn Woodland
75300	Des	Y	Allthorn Woodland
75400	Des	Y	Arizonan Woodland
81600	Cis		Southern California Walnut Forest
81820	Cis	Y	Mainland Cherry Forest
83122	Cis	Y	Southern Bishop Pine Forest
83140	Cis		Torrey Pine Forest
85330	Des	Y	Desert Mountain White Fir Forest
S1.2 Rank:			
21230	Cis		Southern Foredunes
35410	Des		Mono Pumice Flat
44310	Cis		Southern Interior Basalt Fl. Vernal Pool
S2.1 Rank:			
32300	Cis	Y	Venturan Coastal Sage Scrub
32500	Cis		Diegan Coastal Sage Scrub
32710	Cis	Y	Riversidian Upland Coastal Sage Scr.
32730	Cis	Y	Riversidian Desert Sage Scrub
35300	Des	Y	Sagebrush Steppe
35120	Des	Y	Desert Sink Scrub
37122	Cis	Y	Mafic Southern Mixed Chaparral
44321	Cis		San Diego Mesa Hardpan Vernal P.
44322	Cis		San Diego Mesa Claypan Vernal P.
45310	Des		Alkali Meadow
52120	Cis		Southern Coastal Salt Marsh
52320	Cis		Coastal Brackish Marsh
52410	Des		Transmontane Alkali Marsh

Coded as either cis (for cismontane) or des (for desert)

STATE OF CALIFORNIA–THE RESOURCES AGENCY PETE WILSON, Governor

SANTA MONICA MOUNTAINS CONSERVANCY
SOOKY GOLDMAN NATURE CENTER
2600 FRANKLIN CANYON DRIVE
BEVERLY HILLS, CALIFORNIA 90210
PHONE (310) 858-7272
FAX (310) 858-7212

June 15, 1998

Mr. Mike Kamino
City of Agoura Hills
30101 Agoura Court, Suite 102
Agoura Hills, California 91301

[redacted] Tract No. 52396
Notice of Preparation Comments

Dear Mr. Kamino:

The Santa Monica Mountains Conservancy offers the following comments on the above referenced Notice of Preparation of a Draft Environmental Impact Report (DEIR). The proposed project in lower Palo Comado Canyon to grade less than ten acres of a 90.9-acre site, to dedicate 54.7 acres to a public agency, and to deed restrict an additional 4.3 acres offers both an ecologically favorable ratio of open space to development and significant public open space benefit. However, the developability of the site is severely constrained by ecological and topographical factors. The magnitude of these constraints is reflected by the fact that virtually one hundred percent of the project is located within Los Angeles County Significant Ecological Area No. 12.

The project description needs to better describe the nature of the proposed access road to lots 11 and 12 adjacent to National Park Service property. For example, will it trigger additional offsite improvements with growth inducing impacts and are all the direct impacts of constructing the offsite road to be addressed in the DEIR?

The California Environmental Quality Act (CEQA) requires that an EIR consider any feasible alternatives that substantially reduce adverse impacts. The potentially most ecologically damaging element of the proposed project is the two lots (9 and 10) on the west side of Palo Comado Creek and the bridge necessary to reach them.

For the following reasons, the DEIR must include an alternative that eliminates any development on the west side of Palo Comado Creek with the exception of lots 11 and 12. The riparian resources of the creek provide the most concentrated and well-integrated habitat resources on the 90-acre site. A project design should maximize that resource to the extent possible.

More specifically, the creek forms a substantial physical barrier between potential development along Chesebro Road and the adjoining habitat block to the west. The intrusion of two homes on the west bank would substantially reduce the ecological value of the principal open space

area, and its primary habitat resource, located within the project site. This open space block and section of creek represent an extension of the protected core habitat of the Simi Hills ecosystem. The direct and indirect disturbances of all potential factors associated with residences would diminish the value of the adjoining habitat for virtually all but the most human tolerant species.

In contrast, the noise, light and visual barrier of the riparian corridor and the topographical barrier of the incised channel provide a significant buffer to the west bank area and all other open space. The more ecologically optimal project configuration is to appress all of the pads directly against Chesebro Road in order to maximize the development set back from the creek's eastern bank. However, that restriction may substantially reduce the marketability of lots 1-8. The total elimination of development from one side of creek provides an acceptable level of habitat value retention.

The intrusion of lots 11 and 12 on a hillside, which is located hundreds of feet from the creek, also degrades the ecological value of the primary interior habitat block. Those two lots and their associated infrastructure occupy a larger footprint than lots 9 and 10. The associated impacts are quantitatively greater, but qualitatively less, than those of lots 9 and 10.

The DEIR should also include an alternative that eliminates lots 11 and 12. The DEIR comparison of biological impacts in the alternatives analysis would then provide more in depth information on the benefits of removing each of the two lot clusters.

These two less damaging alternatives to be included in the DEIR could incorporate conservation easements over the western portions of lots 1-8 to the extend the lot boundaries across Palo Comado Creek. Such easements would provide adequate ecological protection and increase the value of the lots. However, the eastern boundary of the easements must be on the east side of the creek. Fencing would not be compatible within the easement areas.

To maximize the permanent public benefit of the project, all of the DEIR alternatives must include a minimum of a 62-acre dedication of fee title open space to a public agency. No other open space designation can provide equal public benefit and permanent protection. The Conservancy will accept such a dedication if the City conditions the project to require the following responsibility for brush clearance. Initially the developer, and subsequently the future homeowners association or individual lot owners, shall be financially responsible for all fuel modification required by the Los Angeles County Fire Department. The establishment of a separate financial instrument to permanently fund the brush clearance requirements of the agency owning or managing the open space is equally acceptable.

The DEIR should also address why lot 11 includes a multi-acre extension that leads up to the

northeast corner of the property. The DEIR should also incorporate the findings of the wildlife tracking and camera study being conducted by the Santa Monica Mountains National Recreation Area staff on the adjoining federal property.

Please direct any questions and subsequent documentation to Paul Edelman of our staff at (310) 589-3200 ext. 128.

Sincerely,

ELIZABETH A. CHEADLE
Chairperson

SOUTHERN CALIFORNIA

ASSOCIATION of GOVERNMENTS

Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

June 3, 1998

Mr. Mike Kamino
City of Agoura Hills
30101 Agoura Court, Suite 102
Agoura Hills, CA 91301

RE: SCAG Clearinghouse I9800267
Palo Comado Ranch

Dear Mr. Kamino:

We have reviewed the above referenced document and determined that it is not regionally significant per Areawide Clearinghouse criteria. Therefore, the project does not warrant clearinghouse comments at this time. Should there be a change in the scope of the project, we would appreciate the opportunity to review and comment at that time.

A description of the project was published in the June 1, 1998 Intergovernmental Review Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1917 or Bill Boyd at (213) 236-1960.

Sincerely,

J. DAVID STEIN
Manager, Performance Assessment
and Implementation

JDS:lj

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 881-2481

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

July 16, 1998

Mr. Mike Kamino
City of Agoura Hills
30101 Agoura Court, Suite 102
Agoura Hills, CA 91301

Dear Mr. Kamino:

**SUBJECT: ENVIRONMENTAL IMPACT REPORT – (CITY OF AGOURA HILLS)
NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT – PALO COMADO RANCH PROJECT – (EIR #529/1998)**

The Notice of Preparation of the Draft Environmental Impact Report for the Palo Comado Ranch Project has been reviewed by the Planning, Subdivision, and Forestry Divisions of the County of Los Angeles Fire Department. Below are their comments:

The subject development will receive fire protection and paramedic service from the County of Los Angeles Fire Department. Fire Station #65, located at 4206 N. Cornell Road, Agoura, CA 91301, is the jurisdictional engine company for this project. The equipment, travel distance, response times and staff for this project are as follows:

EQUIPMENT	DISTANCE/MILES	TIME/MINUTES	STAFFING
Engine 65	3.8	6.5	3
Engine 265	3.8	6.5	3
Squad 65	3.8	6.5	2
Engine 125	5.0	8.6	3
Truck 125	5.0	8.6	4

Additional manpower, equipment, and facilities will be needed to serve this development. Limited tax revenues have restricted the Fire Department's ability to meet new growth needs. Although general plans for upgrading fire protection in this area have been developed, the Department will not be able to implement these plans without specific provisions for the necessary manpower, equipment and facilities. Mitigation of this problem should be required prior to granting approval of this development. The Fire Department will work with the developer to establish appropriate mitigation arrangements for the proposed project.

The applicant shall participate in an appropriate financing mechanism to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. The developer may contact the County of Los Angeles Fire Department at (323) 881-2404 to discuss mitigation arrangements.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

Single-family detached homes shall require a fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. Final fire flow and hydrant spacing will be based on the size of the building, its relationship to other structures and property lines, and the type of construction used.

Specific fire and life safety requirements for the construction phases will be addressed at the plan check stage.

A fire prevention suggestion that will reduce potential fire and life losses would be the installation of fire sprinkler systems in the project's residential dwellings. Systems are now technically and economically feasible for residential use.

All on-site driveways shall provide a minimum unobstructed width of 26 feet clear to the sky to within 150 feet of all portions of the exterior walls of the first story of any building.

A bridge constructed along an access road must be able to support a fire apparatus. Bridge minimum requirements are 75,000 lbs. and 26 feet wide.

All driveways shall be labeled as "Fire Lane" on the final building plans. Labeling is necessary to ensure access for Fire Department use.

Fire Department requirements for access, fire flow and hydrants are addressed at the Los Angeles County Subdivision Committee meeting when approval for tentative subdivision maps are considered.

The statutory responsibilities of the County of Los Angeles Fire Department include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for high fire severity areas, archeological and cultural resources and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed in the Draft Environmental Impact Report.

As required by Section 1117.2.1 of the County Fire Code a fuel modification plan, a landscape plan and an irrigation plan shall be submitted with any subdivision of land or prior to any new construction, remodeling, modification or reconstruction where such activities increase the square

footage of the existing structure by at least 50% within a 12-month period and where said structure or subdivision is located within an area designated as a Very High Fire Hazard Severity Zone or within Fire Zone 4. Said plans shall be reviewed and approved by the Forestry Division of the County of Los Angeles Fire Department for reasonable fire safety. Specific questions regarding fuel modification requirements should be directed to the Fuel Modification Unit at (909) 620-8287.

If you have any additional questions, please contact this office at (323) 881-2481.

Very truly yours,

Michael A. Wilkinson

MICHAEL A. WILKINSON, CHIEF, FORESTRY DIVISION
PREVENTION BUREAU

MAW:lc

FORM 267
12/95

COUNTY OF LOS ANGELES FIRE DEPARTMENT
CONDITIONS OF APPROVAL FOR SUBDIVISIONS - INCORPORATED

Subdivision No. *52397 (52396)* Map Date _____

C.U.P. No. *97-022* City *Agoura Hills*

[X] Access shall comply with Section 902 of the Fire Code which requires all weather access. All weather access may require paving.

[X] Fire Department Access shall be extended to within 150 feet distance of any exterior portion of all structures.

[X] Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways which extend over 150 feet.

[X] The private driveways shall be indicated on the final map as "Private Driveway and Fireland" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.

[X] Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.

[X] This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4. A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact Fuel Modification Office, Fire Station #101, 590 South Park Avenue, Pomona, CA 91766-3038, Phone (909) 622-8342 for details)

[X] Provide Fire Department or City Approved street signs and building access numbers prior to occupancy.

[ ] Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

[ ] The final concept map which has been submitted to this department for review has fulfilled the conditions of approval recommended by this department for access only.

[ ] The Fire Department has no additional requirements for this division of land.

[ ] These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

Comments: *Please see additional page(s).*

REVIEWED BY _____ DATE *7/20/98*

Inspector Mitch Diehl

Water, Subdivision & Access Unit - Fire Prevention Division - (213) 890-4243

COUNTY OF LOS ANGELES FIRE DEPARTMENT
CONDITIONS OF APPROVAL FOR SUBDIVISIONS - INCORPORATED

Subdivision No. 52397 (52396)

- Chesebro Road shall be improved off site to a minimum of 24 feet paved width to the subject site.
- Any bridge crossings shall be a minimum of 20 feet driveable width, unobstructed and shall be able to support the maximum load of a Fire Truck.
- All water courses or flood planes traversed shall be provided with a dry crossing.
- Turnaround proposed at the end of the proposed street shall provide a minimum radius of 32 feet.
- Driveways proposed to serve individual units (common driveways included), shall provide a minimum of 20 feet paved width clear to sky, and unobstructed. The typical sections shown on the map (16 feet pavement) are not acceptable.
- The driveway proposed to serve proposed lots 11 and 12 is too long to be acceptable. Please redesign to provide safer access. Turnarounds shall be provided and shown on all subsequent maps at each building pad location.
- A fuel modification plan shall be developed for this project. See condition above for information on how to contact the Fuel Modification Office. This may require the obtaining of off-site landscape easements in order to provide adequate brush clearance for lots proposed near the existing property lines.

REVIEWED BY [signature] DATE 7/20/98

Inspector Mitch Diehl

Water, Subdivision & Access Unit - Fire Prevention Division - (213) 890-4243

FORM 265
05/05

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PROTECTION CONDITIONS - UNINCORPORATED AREAS

SUBDIVISION # 52397 (26) TENTATIVE MAP DATE _____

VICINITY City of Agoura Hills REVISED REPORT _____

WATER SYSTEM REQUIREMENTS

[ ] Provide water mains, fire hydrants, and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map to be recorded.

[✓] The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

[✓] The required on-site fire flow for private on-site hydrants is 2500 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

[ ] Fire hydrant requirements are as follows:
Install _____ public fire hydrant(s). Upgrade _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).

[✓] All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25' from a structure or protected by a two (2) hour fire wall.

[ ] Location: As per map on file with this office.

[✓] Other location: Location is set on approved access only

[✓] All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access must be provided and maintained serviceable throughout construction.

[ ] The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

[ ] Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

[ ] Hydrants and fire flow are adequate to meet current Fire Department requirements.

[ ] Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements.

SUBMIT COMPLETED (ORIGINAL ONLY) FIRE FLOW AVAILABILITY FORM TO THIS OFFICE FOR REVIEW.

COMMENTS: _____

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

BY: _____ DATE: 7/20/26

SUBDIVISION, WATER AND ACCESS - FIRE PREVENTION DIVISION - (213) 880-4243

COUNTY OF LOS ANGELES • DEPARTMENT OF HEALTH SERVICES
ENVIRONMENTAL HEALTH
MOUNTAIN & RURAL \ WATER, SEWERAGE & SUBDIVISION CONTROL PROGRAMS
2525 Corporate Place, Room 150, Monterey Park, CA 91754-7631
(213) 881-4147/4158

DHS

July 23, 1998

David Anderson, Director
Department of Planning and Community Development
The City of Agoura Hills
30101 Agoura Court, Suite 102
Agoura Hills, California 91301-4335

Reference: 97-CUP-022 and Tentative Tract Map 52397

Dear Mr. Anderson:

The County of Los Angeles, Department of Health Services, Environmental Health, is in receipt of your Request for Agency Comment on the above referenced project.

The subject property is intersected by a blue-line stream and a flood hazard way, and is in an area of seasonal high groundwater which has direct bearing on the feasibility of private on-site sewage disposal systems serving single family dwellings. Approval of this Tentative Tract Map should be predicated on the completion of a thorough geological study of historic high ground water levels encompassing on-site monitoring in conjunction with this office. Data collected from this monitoring, along with percolation testing of the soils, will form the basis for establishing the feasibility of installing conforming sewage disposal systems for each of the proposed home sites.

Feasibility Reports for the design of on-site sewage disposal systems are to be submitted to this office for review and approval. Also, any questions regarding the development of such reports and the scope of groundwater monitoring should be directed to this office.

If you have any questions, please contact me at 213-881-4147.

Very truly yours,

Richard Wagener

Richard Wagener, Chief
Mountain & Rural / Water & Sewage Programs

JUN-10-1998 10:10

PUBLIC WORKS AGENCY
TRANSPORTATION DEPARTMENT
Traffic and Planning & Administration

MEMORANDUM
June 5, 1998

TO: Resource Management Agency, Planning Division
Attention: Kim Hocking

FROM: for Robert B. Browning, Principal Engineer Duane Flaten

SUBJECT: Review of Document Number 98-51
Draft Initial Study and Notice of Preparation
Palo Camado Ranch Partnership
Lead Agency: The City of AGOURA HILLS

The Transportation Department has reviewed the subject Draft Initial Study and Notice of Preparation for the subdivision of a 90.9-acre parcel into 12 single family residential lots and four permanent open space lots and proposed by the Palo Camado Ranch Partnership. The project is located within the City of Agoura Hills and the County of Los Angeles. We offer the following comments:

1) We concur with the Draft Initial Study and Notice of Preparation for those areas under the purview of the Transportation Department.

2) Provided the City remits the Traffic Impact Mitigation Fee for projects on Ventura County roads to Ventura County as required in the reciprocal agreement between the City of Agoura Hills and the County of Ventura, this project would be consistent with the County's General Plan transportation policies.

3) Our review of this Draft Initial Study and Notice of Preparation is limited to the impacts this project may have on Ventura County's Regional Road Network.

Please call me at 654-2080 with questions.

c: Richard Herrera
Duane Flaten
Carole Trigg

RBB/RH/DRF:ss
98-51.mem

COUNTY OF VENTURA
RESOURCE MANAGEMENT AGENCY
PLANNING DIVISION

M E M O R A N D U M

DATE: June 16, 1998

TO: Kim Hocking, Program Administrator

FROM: Bruce Smith, Manager, General Plan Section

SUBJECT: NOTICE OF PREPARATION FOR PALO COMADO RANCH PARTNERSHIP (Reference No. 98-51)

The Ventura County Planning Division has reviewed the above NOP and offers the following comments:

The 91 acre parcel is located within the City of Agoura Hills, immediately adjacent to the Ventura County boundary in the vicinity of the Santa Monica Mountains National Recreation Area, Palo Comado Canyon unit. The site is almost entirely within Los Angeles County designated Significant Ecological Area (SEA) 12.

Because of the biological sensitivity of the site, the EIR should carefully evaluate the project's impact on wildlife/plant resources. The EIR should consider alternative tract designs that would minimize impacts to Palo Comado Creek and other sensitive areas and maximize any potential connection to the adjacent Santa Monica Mountains National Recreation Area.

The NOP indicates that more than half of the site will remain as "permanent" open space. The EIR should clarify how this open space will be maintained. If appropriate, consideration should be given to dedication of open space land to the MRCA or the NPS for expansion of the existing parklands located north of the site.

Access to the two western-most residential parcels (parcels 11 and 12?) is apparently provided by a lengthy private access driveway extending somewhere to the west. Cumulative development along this access should be evaluated. Given that the area is in steep terrain and is a high fire hazard area such access should be carefully scrutinized by the EIR for safety and emergency equipment access, and an adequate private road maintenance program should be established.

c:\missives\memos\hocking.98e

Location # 1740
800 South Victoria Avenue, Ventura, CA 93009

VENTURA COUNTY
AIR POLLUTION CONTROL DISTRICT
Memorandum

TO: Kim Hocking, Planning DATE: June 10, 1998

FROM: Alicia Stratton

SUBJECT: Request for Review of Notice of Preparation for Palo Comado Ranch, Agoura Hills (Reference No. 98-51)

Air Pollution Control District staff has reviewed the subject notice of preparation for the project, which involves subdivision of a 90.9-acre site into 12 residential and four permanent open space lots. District staff concurs with the findings of the initial study as described in item 35 on Page B-4 that no significant air quality impacts are expected to result from the project.

Although the project is not expected to result in any significant local air quality impacts, the District recommends the following conditions be placed on the project to help minimize fugitive dust that may result from grading and construction activities on the site:

1) All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 15 miles per hour averaged over one hour) to prevent excessive amounts of fugitive dust.

2) All trucks that will haul excavated or graded material off site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

3) All unpaved on-site roads shall be periodically watered or treated with environmentally-safe dust suppressants to prevent excessive amounts of dust.

4) The area disturbed by clearing, grading earth moving, or excavation operations shall be minimized to prevent excessive amounts of fugitive dust.

5) All active portions of the site shall be either periodically watered or treated with environmentally-safe dust suppressants to prevent excessive amounts of dust.

6) On-site vehicle speeds shall not exceed 15 miles per hour.

LAS VIRGENES MUNICIPAL WATER DISTRICT
EST. 1958
Dedicated to Quality Service

OFFICERS

President
Harold V. Helsley
Director, Division 3

Vice President
Ann Dorgelo
Director, Division 5

Secretary
Glen Peterson
Director, Division 2
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Ken Rufener
Director, Division 4

James E. Colbaugh
General Manager

Wayne K. Lemieux
Counsel

HEADQUARTERS
4232 Las Virgenes Road
Calabasas, CA 91302
(818) 880-4110
FAX (818) 880-9077

WESTLAKE
FILTRATION PLANT
(818) 889-4741
FAX (818) 991-9329

TAPIA WATER
RECLAMATION FACILITY
(818) 591-1207
FAX (818) 591-1282

RANCHO LAS VIRGENES
COMPOSTING FACILITY
(818) 878-1310
FAX (818) 878-1316

MEMBER AGENCY OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

May 20, 1998

City of Agoura Hills
30101 Agoura Court, Suite 102
Agoura Hills, CA 91301

Attention: Mike Kamino

Subject: **Notice of Preparation of a Draft Environmental Impact Report – Palo Comado Ranch**

Dear Mr. Kamino:

We are responding to the Notice of Preparation of a Draft Environmental Impact Report concerning Palo Comado Ranch in the City of Agoura Hills, California. The project site consists of a single, vacant parcel, covering approximately 90.9 acres of land. The applicant is requesting approval to subdivide the project site into 12 residential lots and four permanent open space lots. The project lies wholly within the service area of the District. Accordingly, we will be the purveyor of potable water service. There are no sewers in the vicinity of this proposed development and the nearest reclaimed water is located at Driver Ave. and Colodny Drive.

An 8" line terminates in Chesebro Road 1300' north of the intersection of Fairview Avenue and Chesebro Road. The proposed development would require an extension of the existing 8" line to the County line. Public fire protection for lots 1-8 will be provided from hydrants along Chesebro Road installed as part of the mainline extension. Public fire protection **will not** be provided for lots 9-12. These lots will require an alternate source of fire protection i.e. on-site storage tank.

Domestic service for Lots 11 &12 from meters located on Chesebro Road may violate a 1995 Los Angeles County Ordinance of **not** crossing more than one property with a service line when the property to be served does not front an existing water main.

The existing water system in Chesebro Road can serve a maximum pad elevation of 1100 feet.

The developer will be required to initiate action through the District to have a Water System Design Report (WSDR) prepared. This WSDR will define demand requirements of the project based on the City approved plan and how the project will be supported by existing potable water system of the District.

The Gas Company

June 3, 1998

Mr. Mike Kamino
CITY OF AGOURA HILLS
Planning and Community Development
30101 Agoura Court, Suite 102
Agoura Hills, CA 91301-4335

Southern California
Gas Company
9400 Oakdale Avenue
Chatsworth, CA
91313-2300

Mailing Address:
Box 2300
Chatsworth, CA
91313-2300

Subject: **Agency Comment (Negative Declaration) for DEIR-Palo Comado Ranch, Agoura Hills, California.**
(Gas Co. Atlas # C-2508-N)

This letter is not to be interpreted as a contractual commitment to serve this proposed project, but only as an information service. Its intent is to notify you that Southern California Gas Company has facilities in the area where this project is proposed. Gas service can be provided **without significant impact** on the environment from a **4" medium pressure main in Chesebro Road.**

Service would be in accordance with our policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made. The availability of natural gas service, as set forth in this letter, is based on present conditions of gas supply and regulatory policies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action which affects gas supply or the condition under which service is available, gas service will be provided in accordance with the revised conditions.

Your contact person in the S.C.Gas Transmission Dept. is Karen Clark, 22245 placerita Canyon Road, Newhall, CA 91321-1124 (805) 253-7030.

Sincerely,

Jim Hammel
Technical Services, Northern Region
818-701-3324
FAX: 818-701-3324

c: S. Bosworth, Simi District Base
H. Corralejo, Environmental Compliance
K. Clark, ETS, ML. 9181
City Correspondence File

c:\agency comment\Agoura Hills.doc

The Gas Company

CITY OF AGOURA HILLS
98 JUL 13 AM 11:47
CITY CLERK

July 8, 1998

David Anderson, Director
CITY OF AGOURA HILLS
Planning and Community Development
30101 Agoura Court, Suite 102
Agoura Hills, CA 91301-4335

Southern California Gas Company
9400 Oakdale Avenue
Chatsworth, CA
91313-2300
Mailing Address:
Box 2300
Chatsworth, CA
91313-2300

Subject: **Agency Comment (Negative Declaration) for 97-CUP-022, Tent. Tr. No. 52397, Agoura Hills, California. (Gas Co. S.L. # 33-37, R/W # 37.37, Atlas # C-2251-N, C-2508-N)**

This letter is not to be interpreted as a contractual commitment to serve this proposed project, but only as an information service. Its intent is to notify you that Southern California Gas Company has facilities in the area where this project is proposed. Gas service can be provided **without significant impact** on the environment from a **4" medium pressure main in Chesebro Road.**

Service would be in accordance with our policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made. The availability of natural gas service, as set forth in this letter, is based on present conditions of gas supply and regulatory policies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action which affects gas supply or the condition under which service is available, gas service will be provided in accordance with the revised conditions.

When your project has final approval by the city or county engineer, please contact our area Construction Services Planner at **(805) 520-2061**. It may require up to 90 days to process your application for the installation of gas lines in your project.

Sincerely,

Jim Hammel
Technical Services, Northern Region
818-701-3324
FAX: 818-701-3380

c: S. Bosworth, Simi District Base
J. Harmon, Environmental Compliance
A. Kim, Landbase Posting
City Correspondence File & R/W # 37.37

c:\agency comment\Agoura Hills.doc

Appendix 4.1

Geologic Review and Recommendations

GEOLABS-WESTLAKE VILLAGE
Foundation and Soils Engineering, Geology
742 Hampshire Rd., Suite C • Westlake Village, CA 91361
(818)889-2562 • (805)495-2197 • Fax (805)379-2603

a dba of
R & R Services
Corporation

July 23, 1998
Work Order: 8617

Impact Sciences, Inc.
30343 Canwood Street, Suite 210
Agoura Hills, California 91301

Attention: Mr. Michael Brown

SUBJECT: Peer Review, Geotechnical Report, Tentative Tract 52396, Palo Comado Canyon, City of Agoura Hills.

REVIEWED REPORT: GeoSoils, Inc., 10-16-97, Preliminary Geologic and Geotechnical Engineering Study, Vesting Tentative Tract No. 52396, 88-Acre Parcel, Palo Comado Canyon, Agoura Hills, California.

Mr. Brown:

We have performed a geotechnical and geologic engineering review of the referenced report, as part of the peer review process for the Environmental Impact Report. Our comments are presented below.

REPORT SUMMARY

The consultant (GSI) has conducted a preliminary investigation of the site which included site observation, excavating, logging, and sampling nine exploratory borings, a review of pertinent data including aerial photographs, laboratory testing of selected samples, geotechnical analysis of the assembled data, and preparation of the written report which presents their findings, conclusions and recommendations regarding the geotechnical factors affecting the proposed project.

The proposed project consists of subdividing the 88 acre parcel into 13 lots (12 residential lots and one open space lot), improving Chesebro Road along the easterly property boundary, and providing access to Lots 11 and 12 by a common driveway from an existing private road north of the site. The grading proposed to create the building pads and access will consist of conventional cut-and-fill grading with cuts and fills of up to about 15 feet deep. Artificial slopes will be constructed at gradients of 2:1 (h:v) or less and will be

If you have any questions regarding this report, please do not hesitate to contact the undersigned.

Respectfully,
GEOLABS-WESTLAKE VILLAGE

Charles A. Swift
EG 948

Ronald Z. Shmerling
C.E.G. 1047
R.C.E. 35444

Lawrence K. Stark
RCE 46240

cas/lks/rzs

XC: (4) Addressee

7. Temporary excavations less than five feet in height may be made near-vertical. In areas where soils with little or no binder are encountered, shoring or flatter excavation slopes shall be made.

8. Where sloped embankments are used, the top of the slope shall be barricaded to prevent equipment and heavy storage loads within five feet of the top of the slope.

9. If temporary construction embankments are to be maintained for long periods, berms shall be constructed along the top of the slope to prevent water runoff from eroding the slope faces.

10. The soils exposed in the temporary cut slopes shall be observed by a geotechnical engineer so that modifications to the slope can be made if variations in the soil conditions occur.

Cut and Transitions Lots

11. A five-foot thick blanket fill cap shall be provided on all cut or cut/fill and transition lots to address possible structural distress due to differential expansion and/or settlement. The thickness of the cap shall be verified by the project surveyor.

Foundation and Retaining Wall Design

12. All foundations and retaining walls shall conform to the requirements identified in the final geologic and geotechnical engineering study for Vesting Tentative Tract No. 52396 prepared by GeoSoils, Inc.

Drainage

13. In order to prevent the erosive effects of concentrated site runoff, runoff from each individual lot in drainage Subarea A1 shall be permitted to continue to naturally sheet flow over land to Palo Comado Creek, while runoff from Chesebro Road shall discharge into a catch basin at the south end of the project site where it shall be conveyed via an 18-inch reinforced concrete pipe to an energy dissipater at the point of outlet into the Creek.

Appendix 4.2

Peer Review of Drainage Concept

JENSEN DESIGN & SURVEY, LLC

4171 Market Street, Suite 4A
Ventura, California 93003
Local 805 654 6977
State 800 676 1916
FAX 805 654 6979

August 11, 1998

IMP13012

Michael A. Brown
Senior Project Manager
Impact Sciences, Inc.
30343 Canwood Street, Suite 210
Agoura Hills, CA 91301

Project: Tentative Tract 52396

Dear Michael:

We have reviewed the Drainage Concept for Vesting Tentative Tract No. 52396 under our peer review responsibilities related to the EIR for the subject project.

We can report that the methodology contained within this report appears adequate for the analysis of the project. The engineer has used methods consistent with good engineering practice in the establishment of the existing hydrology, evaluation of the drainage facilities proposed within the development and the analysis and conclusions with respect to the development plan proposed within the project description. The conclusions reached in the report are consistent with the data presented to support the conclusions. This report can be considered an adequate study for an EIR level Drainage Study.

Final design of project specific improvement plans will require the establishment of the grades required by the Drainage Report and more detailed review of the project by the County of Los Angeles Engineering Department and further permitting.

We appreciate the opportunity to be of service.

Sincerely yours,
JENSEN DESIGN & SURVEY, LLC

Donald M. Jensen, P.E.
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
DONALD M. JENSEN
No. C046404
Exp. 3/31/99
CIVIL
STATE OF CALIFORNIA

beh/DMJ

Appendix 4.3

Biological Resources Background Report

Biological Resources Background Report

Palo Comado Ranch
Agoura Hills
Los Angeles County, California

Prepared By:

Impact Sciences, Inc.
30343 Canwood Street, Suite 210
Agoura Hills, California 91301

October 1998

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Agoura Hills, Los Angeles County, California

INTRODUCTION

This report focuses on common and special-status biological resources either occurring or potentially occurring within the proposed project area. It is based on a review of pertinent literature and natural resource databases as well as on-site field surveys conducted by Impact Sciences biologists.

Several state and federal regulatory agencies have potential jurisdiction over some of the biological resources present within the proposed project area. These agencies include the California Department of Fish and Game (CDFG), the U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), Natural Resources Conservation Service (NRCS), and City of Agoura Hills. Potential impacts on biological resources that are governed by State and Federal laws, as well as regulations of these agencies, are also addressed in this report.

METHODOLOGY

Literature Compilation and Review

Various data sources were reviewed to evaluate botanical and zoological resources of the area, as well as the potential occurrence of special-status species (those species that have been afforded special protection or recognition by federal, state, or local resource conservation agencies due principally to declining or limited populations) on the project site. Historical occurrence records of special-status plant and wildlife species were obtained from: (1) California Natural Diversity Database (CNDDB) Rarefind 2 report (dated February 1998) and the California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants of California (dated August 1997) for the Calabasas, Canoga Park, Malibu, Oat Mountain, Point Dume, Simi Valley East, Simi Valley West, Thousand Oaks, and Topanga U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle maps; (2) CDFG's lists of special-status plants, animals, and natural communities (CDFG 1994, 1998); (3) CDFG's *Fish Species of Special Concern in California* (Moyle et al. 1995); (4) CDFG's *Amphibian and Reptile Species of Special Concern in California* (Jennings and Hayes 1994); (5) USFWS's lists of plant and wildlife species which have been designated as rare, threatened, or endangered, or that are candidates or currently proposed for listing (USFWS 1997); (6) *Birds of Southern California - Status and Distribution* (Garrett and Dunn 1981); (7) *Biological Study for Palo Comado-Liberty Canyon, Prepared*

for Potomac Investment Associates, Inc., Envicom Corporation, July 1989; and (8) various literature pertaining to habitat requirements and distribution of special-status species.

Sources used to determine the sensitivity status of biological resources are: **Plants** - USFWS (1997), CDFG (1998), CNDDB (1998), and CNPS (Skinner and Pavlik, 1994); **Wildlife** - USFWS (1997), CDFG (1994), CNDDB (1998), Williams (1986), and Remsen (1978); **Habitats** - CNDDB (1998), and Sawyer and Keeler-Wolf (1995).

Field Surveys

Field surveys of the project site were conducted by Impact Sciences biologists on June 10, 16 and 17, 1998, to characterize on-site habitats and to evaluate their potential to support special-status species. All direct observations of reptiles, birds, and mammals were recorded, as was wildlife sign such as scat and tracks. In addition to species actually detected, expected use of the site by other wildlife was evaluated from habitat analysis of the site, combined with known habitat preferences of locally occurring wildlife species. Special attention was paid to those areas that contained suitable habitat for special-status plant and/or animal species. On-site soil types were also evaluated to determine the potential to support certain special-status plant species.

Plant communities were mapped with the aid of a 1,200-scale (1 inch = 100 feet) color aerial photograph of the site (dated January 1996) and a topographical map of the same scale. Mapping was performed in the field directly onto the topographical map. Sensitive or unusual biological resources observed in the field were also noted on the same map.

Analysis of potential wildlife movement corridors associated with the project area was based on information compiled from a review of pertinent literature, as well as an analysis of an aerial photograph and topographic maps of the area.

Names used to describe plant communities are based on the nomenclature of CDFG (1997), where applicable, with modifications to accommodate undescribed communities. Much of the ecological information concerning these communities comes from Holland (1986). Common plant names are taken from Hickman (1993), Roberts (1989), Beauchamp (1986), Munz (1974), Abrams (1923 and 1944), and Abrams and Ferris (1951 and 1960). References used for the nomenclature of wildlife include Jennings (1983) for amphibians and reptiles, the American Ornithologists' Union (1983 and supplemental) for birds, and Jones et al. (1992) for mammals.

EXISTING BIOLOGICAL ENVIRONMENT

General Site Characteristics

The proposed project site is characterized by a series of generally north-south trending ridges and canyons. The development area of the parcel is part of Palo Comado Canyon, and is characterized by relatively flat topography. This eastern area is dominated by annual grasslands, oak woodlands, and riparian communities, and contains a seasonal stream channel mapped as a blue-line stream by the U.S. Geological Survey (USGS) on the Calabasas 7.5 minute topographic quad map. The remainder of the site is characterized by predominantly steep terrain and has remained relatively undisturbed, excepting a few patches along the ridgeline trails and in the more level areas of the site. This portion of the site is dominated by vigorous coastal sage scrub communities, with annual grassland covering the more disturbed areas.

The development area has been subject to limited disturbance by fire clearance activities, and occasional use by hikers and equestrians. A network of trails created by vehicles, horses, and pedestrian traffic is present throughout the property. These disturbances have resulted in the increased encroachment of annual grasses and annual forbs along the established pathways and on some of the slope faces. These plant associations have only limited biological resource value compared to the undisturbed, high quality native associations found on the remainder of the project site.

The project site is situated adjacent to a habitat reserve area managed by the Santa Monica Mountains Conservancy. Residential and rural development occurs to the south and west of the site. A relatively large private ranch is situated to the northeast. The property immediately adjacent to the western site boundary is undeveloped and similar in biological character to the project site. Moderate density residential housing is located beyond the open space to the west. All but the northwestern-most 0.3 acres of the project site is located within an area designated by Los Angeles County as Significant Ecological Area (SEA) 12. Aside from the private residence described above, undeveloped land exists to the north and east of the site.

Soils

A review of the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service's (formally known as Soil Conservation Service) soil maps revealed five soil series that occur on the site.

These series include Calleguas shaly clay loam, 30 to 50 percent slopes (CaF), Gazos silty clay loam, 30 to 50 percent slopes (GzF), Linne silty clay loam, 30 to 50 percent slopes, eroded (LnF2), Salinas silty clay loam, 2 to 9 percent slopes (SaC), and Sorrento loam, 2 to 9 percent slopes (SoC).

Gazos silty clay loam is found throughout the site, forming the dominant soil type. It is typically found on steep uplands, and is a well drained, moderately deep to deep soil. Calleguas shaly clay loam, which is found in steep mountainous uplands, occupies a small portion of the southwestern corner of the site; it is a well-drained, shallow soil. Linne silty clay loam occupies a relatively small area in the northwestern portion of the site. Linne silty clay loam is a moderately deep, well-drained soil type which occupies steep uplands. Salinas silty clay loam occupies gently to moderately sloping fans and valleys, and is found along the eastern boundary of the site in the vicinity of the seasonal stream. The Salinas series is a very deep, well-drained soil. Sorrento loam occupies a small area in the northeastern corner of the site along the stream. This soil type, which is typically found on gently to moderately sloping fans and valleys, is very deep and well-drained.

Plant Communities

During field investigations, eight plant communities were identified on the project site (**Plate 1** in Map Pocket). Plant communities present on the site are the result of various edaphic factors (i.e., topography, aspect, and soil moisture and type) and previous disturbance. The principal vegetation communities present on the site are coastal sage scrub and annual grassland. Other vegetation communities that occur on site include oak woodland, southern coast live oak riparian forest, mule fat scrub and southern willow scrub, as well as disturbed forms of the annual grassland and coastal sage scrub communities.

A list of vascular plant species observed on the project site during the field survey is provided in **Appendix A.** The following discussion describes each of the on-site plant communities.

Herb Communities

Annual Grassland

Annual grasslands typically occur in previously disturbed areas that contain fine textured, often deep clay soils, as contrasted with the more thin, rocky soils of most shrub communities. The on-site annual grasslands are dominated by non-native annual grasses and forbs including ripgut grass (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), foxtail chess (*Bromus madritensis*), barley (*Hordeum* spp.),

smilo grass (*Piptatherum miliaceum*), perennial ryegrass (*Lolium perenne*), cheat grass (*Bromus tectorum*) fescue (*Vulpia* spp.), and wild oats (*Avena* spp.). Two native grass species may be found in small, localized patches within the non-native grass areas: purple needlegrass (*Nassella pulchra*) and blue wildrye (*Elymus glaucus*). Other dominant non-native herbs include filaree (*Erodium* sp.), sow thistle (*Sonchus oleraceus*), yellow sweetclover (*Melilotus officinalis*), tocalote (*Centaurea* sp.), horehound (*Marrubium vulgare*), and mustards (*Brassica nigra, Hirschfeldia incana*). Common native herbs include lupines (*Lupinus* spp.), tarweed (*Hemizonia fasciculata*), and California-aster (*Lessingia filaginifolia*).

Annual grassland covers 24.8 acres (27 percent) of the site, primarily on the more level portions of the site as well as in patches that appear to have experienced some form of soil disturbance. Sparse annual grassland comprises much of the understory of the oak woodland on the site. In addition, 3.7 acres of annual grassland, located along Chesebro Road, have been recently disturbed (mowed).

Coastal Sage Scrub Communities

Coastal sage scrub is adapted to winter rainfall, with the growing season occurring in the late winter and spring when soil moisture is available. This community often occurs on steep slopes with shallow, rocky soils. Occasional coast live oak (*Quercus agrifolia*) trees also occur within the community. Three coastal sage scrub associations were observed on the site and are described below. The two dominant shrub species, purple sage (*Salvia leucophylla*) and chaparral mallow (*Malacothamnus fasciculatus*), appeared to be nearly mutually exclusive, and therefore were easily separated into these associations during the vegetation survey. The dominance pattern of these plants may be responding to micro-habitat variations in soil, aspect, and slope. Patchy distribution of various dominant shrubs is a typical characteristic of coastal sage scrub vegetation communities.

Purple Sage Association

The shrub layer of the purple sage association is dominated by purple sage, which forms a nearly monotypic stand. Scattered individuals of chaparral mallow, California sagebrush (*Artemisia californica*), coyote brush (*Baccharis pilularis*), and California broom (*Lotus scoparius*) may also be found, along with scattered coast live oak trees (*Quercus agrifolia*), valley oak trees (*Quercus lobata*) laurel sumac (*Malosma laurina*), and blue elderberry (*Sambucus mexicana*). Coverage in most areas is quite dense, and thus does not permit a well-developed herbaceous understory. The purple sage association is located throughout the upland portions of the project site, covering various slopes and aspects. This association covers 40.0 acres (44 percent) of the project site.

Chaparral Mallow Association

Chaparral mallow dominates the shrub layer of this nearly monotypic association, which forms a dense cover and is found in scattered locations throughout the upland portions of the site. The same associated species may be found in this vegetation community as are found in the purple sage association. Chaparral mallow occupies various slopes and aspects, and covers 9.6 acres (11 percent) of the project site.

Purple Sage-Chaparral Mallow Series

This vegetation association is co-dominated by purple sage and chaparral mallow. It supports the same associate species as the pure purple sage and chaparral mallow associations, and occupies 2.0 acres (2 percent) of the central-eastern portion of the site along an east-facing slope.

Disturbed Coastal Sage Scrub

A small portion of the coastal sage scrub occurring on-site appears to have been disturbed, and does not exhibit the dense, monotypic character of the purple sage and chaparral mallow associations. Rather, the vegetation is a sparse mixture of many of the same associated species, such as California sagebrush and California broom, along with a higher than normal component of mustard. It covers a total of 1.7 acres (2 percent) of the central portion of the site on a west-facing slope below a ridgetop trail.

Riparian Communities

Southern Coast Live Oak Riparian Forest

This evergreen riparian forest is dominated by coast live oak trees, which may reach 10 to 25 meters in height. Occasional valley oak trees are found in this vegetation type as well. On the project site, this community is found along streams occupying bottomlands and outer floodplains. Southern coast live oak riparian forest occupies the majority of the streambanks on site, forming a dense canopy which prevents the formation of a substantial understory. Western ragweed, wild cucumber (*Marah macrocarpus*), common eucrypta (*Eucrypta chrysanthemifolia*), and California rose (*Rosa californica*) dominate the understory where it does occur. This community covers 4.9 acres (5 percent) of the eastern portion of the site.

Southern Willow Scrub

Southern arroyo willow scrub vegetation typically occurs as a thicket of shrubby willows along intermittent or perennial streams (Holland, 1986). This community is found in several areas along the length of the seasonal stream on the site, especially in openings of the southern coast live oak riparian forest canopy. This vegetation type covers 0.8 acre (1 percent) of the site. It is dominated by arroyo willow (*Salix lasiolepis*), with an occasional narrow-leaved willow individual (*Salix exigua*). In addition, one western sycamore tree is located in the northeastern portion of the site. The dense scrub vegetation does not support much understory; however, occasional California rose and bush monkeyflower (*Mimulus aurantiacus*) shrubs may be found.

Mule Fat Scrub

Mule fat (*Baccharis salicifolia*) is commonly the sole or dominant canopy species in this plant community, forming a continuous canopy with a sparse ground layer. It occupies habitats that are seasonally flooded or saturated, usually along canyon bottoms, irrigation ditches, or stream channels (Sawyer & Keeler-Wolf, 1995). Mule fat scrub typically intergrades with southern willow scrub in more mesic areas, and with upland scrub and annual grassland communities in drier areas. This plant community is found in three small populations located on either end of the stream on-site, covering 0.13 acre (0.1 percent) of the site. Associate species of this community include western ragweed (*Ambrosia psilostachya*), California rose, and moth mullein (*Verbascum blatteria*).

Woodland Communities

Oak Woodland

Coast live oak woodlands on the site are dominated by coast live oak and valley oak trees, which form a 40-80 percent cover. Coast live oak woodlands occupy areas adjacent to the riparian forest and scrub in the eastern portion of the site. The tree canopy varies from closed to open, and the understory is composed of coastal sage scrub or annual grassland species. On the central-northern portion of the site, the soil underneath the oaks is devoid of vegetation, apparently due to clearing and/or trampling. This vegetation type covers approximately 3.1 acres (3 percent) of the project site. An updated tree report was prepared for the Palo Comado project site and is on file for review at the City of Agoura Hills.

Common Wildlife

Plant communities present on the project site provide habitat for a variety of wildlife species. While a few species of wildlife are entirely dependent on a single vegetation community, most species require a mosaic of vegetation communities to provide the necessary shelter, water, food, and other life cycle resources. The diverse vegetation communities present on the Palo Comado site provide habitat for a variety of wildlife species. Populations of species are discussed in qualitative terms based on information derived from site-specific surveys, the quality and extent of available wildlife habitat on the site, and on the known habitat requirements and home ranges of species occurring in the region.

Discussed below are common wildlife species observed, detected, or having a high potential to occur within the project boundary. A complete list of common species potentially occurring common species within the project boundary is included in **Appendix B**. Special-status wildlife species known to occur, or with a high potential for occurrence within the project boundary, are discussed in the Special-Status Biological Resources section of this report.

Reptiles and Amphibians

Two amphibian species were observed on site during the field investigations. Pacific chorus frog (*Pseudacris regilla*) and California toad (*Bufo boreas halophilus*) tadpoles and recently metamorphosed young were abundant in the seasonal stream that flows across the southern portion of the site. The availability of seasonal flows in the stream combined with the adjacent oak riparian forest provides suitable habitat for other common amphibian species that potentially occur in the area as well. These species include California chorus frog (*Pseudacris cadaverina*), black-bellied slender salamander (*Batrachoseps nigriventris*), California slender salamander (*Batrachoseps attenuatus*), Monterey ensatina (*Ensatina eschscholtzii eschscholtzii*), and arboreal salamander (*Aneides lugubris*).

Common reptile species observed during the field investigations include side-blotched lizard (*Uta stansburiana*), western fence lizard (*Sceloporous occidentalis*), gopher snake (*Pituophis melanoleucus*), and southern pacific rattlesnake (*Crotalus viridis helleri*). The variable densities of scrub, grassland, and oak woodland on the project site also provides suitable habitat for other common reptile species potentially occurring in the area. Among those are western skink (*Eumeces skiltonianus*), alligator lizard (*Elgaria multicarinata*), common kingsnake (*Lampropeltis getulus*), California striped racer (*Masticophis lateralis lateralis*), and red coachwhip (*Maticophis flagellum piceus*).

Birds

The diversity of vegetation types and structures present on the project site provide habitat for several resident bird species. Many other species are expected to occur as seasonal visitors to the area. The species described below are only a representative sample of the diversity that can occur on site at any given time during the year.

The Southern coast live oak riparian forest in particular provides high quality habitat for numerous resident and migrant avian species. The variation in tree canopy densities provides suitable locations for nesting, roosting, and foraging for a wide diversity of common species. Some of the species observed in the oak woodland during the on-site survey include acorn woodpecker (*Melanerpes formicivorus*), Pacific-slope flycatcher (*Empidonax difficilis*), plain titmouse (*Parus inornatus*), white-breasted nuthatch (*Sitta carolinensis*), ruby-crowned kinglet (*Regulus calendula*), western bluebird (*Sialia mexicana*), northern oriole (*Icterus galbula*), and lesser goldfinch (*Carduelis psaltria*).

The various sage scrub communities on site provide habitat for another assemblage of bird species. Among those common species observed during the site survey include California towhee (*Pipilo crissalis*), spotted towhee (*Pipilo erythrophthalmus*), California quail (*Callipepla californica*), California thrasher (*Toxostoma redivivum*), scrub jay (*Aphelocoma coerulescens*), and Bewick's wren (*Thryomanes bewickii*).

The annual grassland and open disturbed areas on the site provide opportunities for several seed and insect-eating bird species. Common species observed in these areas include mourning dove (*Zenaida macroura*), Brewer's blackbird (*Euphagus cyanocephalus*), American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), house finch (*Carpodacus mexicanus*), and western kingbird (*Tyrannus verticalis*). These species were augmented by several ubiquitous species, such as cliff swallow (*Hirundo pyrrhonota*), and non-native European starling (*Sturnus vulgaris*).

The variety of habitat types present on site also provide suitable nesting and/or foraging opportunities for several birds of prey (raptors). Species observed during the field survey include turkey vulture (*Cathartes aura*), red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), American kestrel (*Falco sparverius*), and Cooper's hawk (*Accipiter cooperii*). Cooper's hawk is considered a special status species and is discussed in more detail, along with other special-status bird species potentially occurring on site, in the Special-Status Biological Resources section of this report.

Mammals

Because of the variety of habitat types present, several common mammal species are expected to occur on the proposed project site. Many were observed during the field surveys or were detected by tracks, scats, or burrows. Several more are expected to occur based on the location of the site and the habitat types present.

The water source provided by the seasonal stream attracts a number of mammal species that occur in the vicinity of the project site. Some animals actually inhabit the woodlands and scrub communities along the stream channel, while other species only approach this habitat for water. Tracts in the moist soils within the riparian area indicated the presence of common raccoon (*Procyon lotor*) and opossum (*Didelphis virginana*). Western gray squirrels (*Sciurus griseus*) were present in some of the oak trees adjacent to the stream. Scat from long-tailed weasel (*Mustela frenata*) was also observed in this area.

The mosaic of scrub and annual grassland supports another assemblage of mammals. Smaller mammals such as desert cottontail (*Sylvilagus auduboni*), California ground squirrel (*Spermophilus beechyi*), Botta's pocket gopher (*Thomomys bottae*), and deer mouse (*Peromyscus maniculatus*) were observed or detected in both the grassland and scrub communities. Mule deer (*Odocoileus hemionus*) tracks and scat were prevalent along many trails across the site. Other common small mammal species expected to occur in these habitats include striped skunk (*Mephitis mephitis*), California mouse (*Peromyscus californicus*), brush mouse (*Peromyscus boylii*), California pocket mouse (*Chaetodipus californicus*), and dusky-footed woodrat (*Neotoma fuscipes*).

The seasonal water source, oak woodland, and adjacent grassland provide suitable forage and temporary roosting habitat for several species of bats. Common species expected to forage over the site include little brown bat (*Myotis lucifugus*), hoary bat (*Lasiurus cinereus*), and western pipistrelle (*Pipistrellus hesperus*).

Coyote (*Canis latrans*) and bobcat (*Lynx rufus*) were two larger carnivores detected on site during field surveys. Gray fox (*Urocyon cinereoargenteus*) is also expected to regularly utilize on-site resources. The project site also occurs within the range of mountain lion (*Felis concolor*) and American badger (*Taxidea taxus*). Although none were detected during the field survey, a potential still exists for these two species to periodically utilize on-site resources. Each of these two species are also considered of special-status by resource agencies and are discussed in more detail in the Special-status Species section of this report.

Special-Status Biological Resources

The following discussion describes plant and wildlife species present or potentially occurring within the project boundary that have been afforded special recognition by federal, state, and/or local resource agencies or jurisdictions, or recognized resource conservation organizations. Special-status habitats (habitats or plant communities considered rare or unique or that support special-status species) and wildlife movement corridors are also discussed in this section.

A total of four special-status plants and one special-status wildlife species were observed on the project site. An additional 25 plant species and 57 wildlife species were evaluated as to their potential to occur on the site based on the presence of suitable habitat, their known geographical range, and/or historical observations in the site vicinity. These species are discussed in more detail below.

Special-Status Plant Species

Plant species that are classified as state or federally endangered or threatened, proposed for listing as endangered or threatened, are candidate species for listing, or are considered federal species of concern are considered to be of special status. In addition, plants included on Lists 1, 2, 3, or 4 of the CNPS inventory are also considered to be of special status.

All special-status plant species observed, historically occurring, or potentially occurring on the project site or in the vicinity are presented in **Table 1**. Those species observed during the site surveys or with a high potential of occurring within the project site boundary are discussed in greater detail below.

Special-Status Plant Species Observed On-Site

Southern California black walnut (*Juglans californica* var. *californica*); ***CNPS List 4.*** One walnut tree was observed within chaparral mallow-dominated coastal sage scrub vegetation atop a ridge in the central portion of the site. The tree was mature and appeared to be in good health. Additional individuals are expected to occur in both coastal sage scrub and woodland habitats within the property boundary.

Catalina mariposa lily (*Calochortus catalinae*); ***CNPS List 4.*** Two Catalina mariposa lilies were observed within purple sage-dominated coastal sage scrub vegetation in the central-eastern portion of the site. The plants appeared to be in good health.

Table 1
Summary of Special-Status Plant Species Known to Occur in the Vicinity of the Palo Comado Site

Scientific and Common Names	Status			Habitat	Growth Form (Blooming)	Potential Occurrence
	Federal	State	CNPS			
Astragalus brauntonii Braunton's milk-vetch	FE	--	1B	Chaparral dominated by chamise, yucca, and Tecate cypress; associated with recently burned limestone outcrops and lenses.	PH (March-July)	Not expected: no chaparral present on site.
Astragalus pycnostachyus var. *lanosissimus* Ventura marsh milk-vetch	FSC	--	1A	Coastal salt marsh, near seeps, on sandy bluffs below 100 ft.	PH (July-October)	Not expected: coastal salt marsh not present on site.
Astragalus tener var. *titi* Coastal dunes milk-vetch	FPE	SE	1B	Coastal bluff scrub and coastal dunes; associated with sandy soils.	AH (March-May)	Not expected: coastal bluff scrub and dunes absent on site.
Atriplex coulteri Coulter's saltbush	--	--	1B	Coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grassland below 1,500 ft.; sometimes associated with alkaline low places and clay soil.	PH (March-October)	Low: habitat marginal on site.
Atriplex parishii Parish's brittlescale	FSC	--	1B	Chenopod scrub, playas, and vernal pools.	AH (June-October)	Not expected: no habitat present on site.
Baccharis sp. nov. "malibuensis" Malibu baccharis	--	--	--	Coastal scrub, chaparral, cismontane woodlands; often associated with Conejo volcanic substrates and exposed roadcuts, and sometimes occupies oak woodland habitat.		Low: habitat marginal on site.
Calochortus catalinae Catalina mariposa lily	--	--	4	Chaparral, cismontane woodlands, coastal scrub, and grasslands.	PH-b (February-May)	Species present on site (2 individuals)
Calochortus clavatus var. *gracilis* Slender mariposa lily	FSC	--	1B	Chaparral and oak woodlands; associated with shaded canyons and grassy slopes under 3,300 ft.	PH-b (March)	Moderate: suitable habitat present on site.

Table 1 (continued)
Summary of Special-Status Plant Species Known to Occur in the Vicinity of the Palo Comado Site

Scientific and Common Names	Status			Habitat	Growth Form (Blooming)	Potential Occurrence
	Federal	State	CNPS			
Calochortus plummerae Plummer's mariposa lily	FSC	--	1B	Chaparral, cismontane woodlands, coastal scrub, Lower coniferous forests, and grasslands; associated with granitic soils.	PH-b (May-July)	Low: no granitic soils present on site.
Camissonia lewisii Lewis's evening-primrose	--	--	3	Coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrub, valley and foothill grassland/sandy or clay	AH (March-June)	Low: too far from coast.
Chorizanthe parryi ssp. fernandina San Fernando Valley spineflower	FSC	--	1A	Coastal scrub; associated with open, sandy soil habitats.	AH (April-June)	Low: habitat unsuitable.
Chorizanthe parryi ssp. parryi Parry's spineflower	FSC	--	3	Chaparral and coastal scrub; associated with sandy or rocky openings between 130 and 5,500 ft.	AH (April-June)	Moderate: coastal scrub present, however sandy/rocky openings limited.
Cordylanthus maritimus ssp. *maritimus* Salt marsh bird's-beak	FE	SE	1B	Coastal salt marshes and coastal dunes.	AH (May-October)	Not expected: coastal salt marshes and dunes absent on site.
Dithyrea maritima Beach spectaclepod	FSC	ST	1B	Coastal dunes and coastal strand; associated with sea shores and sand dunes, and sandy places near the shore between 9 and 160 ft.	PH-r (April-May)	Not expected: no coastal dunes or strand present on site.
Delphinium parryi ssp. *blochmaniae* Dune larkspur	FSC	--	1B	Maritime chaparral and coastal dunes; associated with rocky areas and dunes below 660 ft.	PH (April-May)	Not expected: no maritime chaparral or coastal dunes on site.
Dudleya abramsii ssp. *parva* Conejo dudleya	FT	--	1B	Coastal scrub and grasslands; grows at the base of Conejo volcanic rock outcrops.	PH (May-June)	Low: Conejo volcanic soils lacking.

Table 1 (continued)
Summary of Special-Status Plant Species Known to Occur in the Vicinity of the Palo Comado Site

Scientific and Common Names	Status			Habitat	Growth Form (Blooming)	Potential Occurrence
	Federal	State	CNPS			
Dudleya blochmaniae ssp. *blochmaniae* Blochman's dudleya	FSC	--	1B	Coastal bluff scrub, coastal scrub, and grasslands; often associated with clay or serpentinite soils between 16 and 1,470 ft.	PH (April-June)	Low: habitat unsuitable.
Dudleya cymosa ssp. *marcescens* Marcescent dudleya	FT	SR	1B	Chaparral; occurs on the lower reaches of sheer volcanic cliffs and canyon walls near perennial streams between 500 and 1,640 ft.	PH (May-June)	Not expected: no habitat present on site.
Dudleya cymosa ssp. *ovatifolia* Santa Monica Mountains dudleya	FT	--	1B	Chaparral on shaded, rocky north-facing slopes; associated with rocky outcrops of sedimentary conglomerate or volcanic breccia between 1,440 and 1,760 ft.	PH (March-June)	Not expected: no chaparral or suitable soils present on site.
Dudleya multicaulis Many-stemmed dudleya	FSC	--	1B	Chaparral, coastal scrub, and grasslands; often associated with clay soils.	PH (May-July)	Low: habitat marginal.
Eriogonum crocatum Conejo buckwheat	FSC	SR	1B	Chaparral, coastal scrub, and grasslands; associated with Conejo volcanic outcrops.	PH (April-July)	Low: Conejo volcanic outcrops absent on site.
Hemizonia parryi ssp. *australis* Southern tarplant	FSC	--	1B	Estuary margins, vernally mesic grasslands, and vernal pools below 1,400 ft.	AH (June-November)	Not expected: no habitat present on site.
Hemizonia minthornii Santa Susana tarplant	FSC	SR	1B	Chaparral and coastal scrub; associated with sandstone outcroppings and rocky areas.	S-d (July-November)	Low: rocky areas and sandstone very limited on site.
Juglans californica var. *californica* Southern California black walnut	--	--	4	Chaparral, cismontane woodland, and coastal scrub; sometimes associated with alluvial areas.	T-d (March-May)	Species present on site (at least 1 individual).

Table 1 (continued)
Summary of Special-Status Plant Species Known to Occur in the Vicinity of the Palo Comado Site

Scientific and Common Names	Status			Habitat	Growth Form (Blooming)	Potential Occurrence
	Federal	State	CNPS			
Nama stenocarpum Mud nama	--	--	2	Freshwater marshes, lake margins, riverbanks, and intermittently wet areas below 1,640 ft.	AH/PH (January-July)	Not expected: no habitat present on site.
Orcuttia californica California orcutt grass	FE	SE	1B	Vernal pools.	AH (May-June)	Not expected: no vernal pools present on site.
Pentachaeta lyonii Lyon's pentachaeta	FE	SE	1B	Grasslands and coastal shrublands; associated with ecotonal areas with Conejo volcanic soils.	AH (March-August)	Low: Conejo volcanic soils lacking on site.
Sidalcea neomexicana Salt spring checkerbloom	--	--	2	Chaparral, coastal scrub, lower montane coniferous forest, Mohavean desert scrub, coastal brackish marsh, and alkali playas, seeps, and marshes; associated with moist, alkaline soils between 50 and 4,900 ft.	PH (March-June)	Not expected: no habitat present on site.
Thelypteris puberula var. *sonorensis* Sonoran maiden fern	--	--	2	Meadows (seeps and streams)	PH-r (January-September)	Not expected: no habitat present on site.

Table 1 (continued)
Summary of Special-Status Plant Species Known to Occur in the Vicinity of the Palo Comado Site

Key:

Status: *Listing status definitions are provided in* ***Appendix C.***

Federal:	*FE =*	*Federally Endangered Species*	
	FT =	*Federally Threatened Species*	
	FPE =	*Federally Proposed for listing as Endangered Species*	
	FPT =	*Federally Proposed for listing as Threatened Species*	
	FC =	*Federal Candidate Species*	
	FSC =	*Federal Species of Concern*	
State:	*SE =*	*State-listed Endangered Species*	
	ST =	*State-listed Threatened Species*	
	SR =	*State-listed Rare Species*	
CNPS:	*1B =*	*Plants rare and endangered in California and elsewhere*	
	2 =	*Plants rare and endangered in California, but more common elsewhere*	
	3=	*Taxa about which more information is needed*	
	4 =	*Plants of limited distribution-on Watch List*	
Growth Form:	*AH =*	*Annual Herb*	*-b = bulb*
	PG =	*Perennial Grass*	*-d = deciduous*
	PH =	*Perennial Herb*	*-e = evergreen*
	PC =	*Perennial Cactus*	*-p = parasitic*
	S =	*Shrub*	*-r = rhizomatous*
	Ss =	*Subshrub*	*-s = stoloniferous*
	T =	*Tree*	

Blooming*: * = Available sources do not provide a blooming period for this species.*

Coast live oak (*Quercus agrifolia*); ***City of Agoura Hills Oak Tree Preservation Regulations.*** Coast live oak trees were found within the Oak Woodland, Coast Live Oak Riparian Forest, and Purple Sage communities within the project site, totaling 533 trees. The health, quality, and location of these trees is provided in the Oak Tree Report prepared by L. Newman Design Group, Inc.

Valley oak (Quercus lobata); ***City of Agoura Hills Oak Tree Preservation Regulations.*** Valley oak trees were found within the Oak Woodland, Coast Live Oak Riparian Forest, and Purple Sage communities on the site, totaling 30 trees. The health, quality, and location of these trees is provided in the Oak Tree Report prepared by L. Newman Design Group, Inc.

Special-Status Plant Communities

Plant communities that are considered of special-status include those habitats that support rare, threatened, or endangered plant or wildlife species or are locally diminishing and of special concern to local resource agencies. In particular, the CDFG has ranked a number of natural communities of California according to priority for preservation. Those communities that have few occurrences and small coverage are of highest priority. Communities in which the CNDDB has assigned the "very threatened" and "threatened" designation are considered special-status habitats. Typically, formal procedures or requirements for preservation of these communities have not been implemented. Following is a description of the special-status plant communities on the site. **Table 2** provides a visual summary of the communities present and their rankings. A detailed description of the sensitivity rankings of vegetation communities is provided in **Appendix D.**

Table 2
Sensitivity Rankings of On-Site Vegetation Communities

Community	Ranking
Southern Coast Live Oak Riparian Forest	G4 S4 = apparently secure, but reason for concern
Coast Live Oak Woodland	G4 S4 = apparently secure, but reason for concern
Southern Willow Scrub	G3 S2.1 = very threatened
Purple Sage	part of VCSS = G3, S3.1 = very threatened
Chaparral Mallow	part of VCSS = G3, S3.1 = very threatened

Southern coast live oak riparian forest. ***CDFG Apparently Secure (S4).*** This habitat type is regarded as an important component to riparian ecosystems because of its value as breeding, cover, foraging, and movement habitat for a wide range of common and special-status wildlife species. Riparian forests are of very limited distribution throughout the state. Remaining locations are small fragments of a broader

historical distribution. Southern coast live oak riparian forest has been assigned the rank of S4 by the CDFG, which is defined as apparently secure throughout its state range, although factors exist to cause some concern (CDFG 1998). In addition, the Southern coast live oak riparian forest may qualify as a CDFG or ACOE jurisdictional resource.

Coast live oak woodland. ***CDFG Apparently Secure (S4).*** This habitat type has been assigned the rank of S4 by CDFG, which is defined as apparently secure throughout its state range, although factors exist to cause some concern (CDFG 1998). Oak woodlands provide habitat for breeding, foraging, or over-wintering for over 300 species of vertebrates in California (Block, Morrison, and Verner 1990).

Southern willow scrub. ***CDFG Very Threatened (S2.1).*** Like many willow dominated riparian habitats in California, this community has been greatly reduced throughout its range and provides valuable habitat for many special wildlife species, particularly songbirds. In response to this condition, the CDFG has assigned this vegetation type a status of S2.1 (i.e., very threatened status in habitats that are not common). In addition, southern willow scrub may qualify as a CDFG or ACOE jurisdictional resource.

Coastal sage scrub. ***CDFG Very Threatened (S3.1).*** This vegetation community is considered a special-status habitat type by resource agencies because of its scarcity, declining status in southern California, and known function as preferred habitat for the coastal California gnatcatcher and several other special-status sage scrub species. It is the current focus of the state's Natural Community Conservation Planning (NCCP) process currently being conducted within San Diego, Orange, Riverside, and Los Angeles counties.

Venturan sage scrub is ranked by the CDFG as S3.1, which is described as "very threatened, " and is of high priority for preservation. Most forms of coastal sage scrub in southern California are of high priority for preservation due to the encroachment of development and the large number of special-status species that occur within the community.

Special-Status Wildlife Species

Special-status wildlife species include those species that are (1) state or federally listed as threatened or endangered, (2) proposed for listing as threatened or endangered, or (3) have been designated as state or federal candidates for listing, a state or federal species of concern, a state special animal, or as state-fully protected.

All special-status wildlife species observed, historically occurring, or potentially occurring on the project site or in the vicinity are presented in **Table 3**. Those species observed during site surveys or with a high potential of occurring within the project site boundary are discussed in greater detail below.

Although no focused insect surveys were conducted on the project site, no Federally or State listed endangered or threatened invertebrates are expected to occur in the project area, including the Quino checkerspot butterfly (*Euphydryas editha quino*). We understand that some Federal species of concern insects have the potential to occur in the project region; however the amount of habitat lost due to project implementation is not expected to significantly impact any local populations of these species.

Special Status Wildlife Species Observed On Site

Cooper's hawk (*Accipiter cooperi*): ***California Species of Special Concern.*** This raptor hunts small birds in flight and is most commonly associated with woodland habitat for nesting and roosting. The oak woodland habitat and adjacent open space on the Palo Comado site provides both suitable foraging and nesting habitat. This species was observed actively foraging over the site during site surveys and could potentially nest in the oak woodland.

Special Status Wildlife Species With a High Potential of Occurrence On Site

Coast horned lizard (*Phrynosoma coronatum*): ***Federal Species of Concern; California Species of Special Concern.*** Two subspecies of coast horned lizard occur in southern California, **San Diego horned lizard** (*P.c.blainvillii*), and **California horned lizard** (*P.c. frontale*). The Palo Comado project site is in an area where both subspecies have been historically recorded. Identification to the subspecies level in the field is questionable, but both are of special-status. The more open areas of coastal sage scrub vegetation series provide suitable habitat for this species. Further, horned lizards feed almost exclusively on harvester ants (Family Formicidae), which were observed on site during the field surveys.

Coastal western whiptail (*Cnemidophorus tigris multiscutatus*): ***Federal Species of Concern.*** This species frequents a variety of habitats including open scrub, woodland, and riparian communities. Whiptails tend to avoid dense grassland and thick growth of shrubs and are most often present where there are open areas for running. This species was not recorded during site surveys, but is known from the area in similar habitat to that which occurs on site.

Table 3
Special-Status Wildlife Species Potentially Occurring in the Palo Comado Property Region

Scientific and Common Name	Status		Habitat Requirements	Potential Occurrence
	Federal	State		
AMPHIBIANS				
Taricha torosa torosa Coast range newt	--	CSC	Grasslands and woodlands; breeds in ponds, reservoirs, and slow-moving streams.	Low: suitable habitat present, but no recent recorded occurrences of this species in area.
Scaphiopus hammondii Western spadefoot	FSC	CSC	Open areas in lowland grasslands, chaparral, and pine-oak woodlands; require temporary rainpools that last approximately three weeks and lack exotic predators.	Low: site in species' range, but generally occurs in more open/short vegetation than is provided on site.
Rana aurora draytonii California red-legged frog	FT	CSC	Ponds, streams, meadows with perennial pools and dense streamside vegetation	Not expected: seasonality of water source and limited overhanging streamside vegetation may preclude occurrence. No recent records of this species in vicinity.
REPTILES				
Clemmys marmorata pallida Southwestern pond turtle	FSC	CSC	Perennial streams having rocky or sandy beds and artificially-created aquatic habitats (man-made lakes and stock ponds); requires dense riparian vegetation.	Low: seasonality of water source, lack of pools in stream on site, and limited stream-side vegetation likely precludes occurrence.
Phrynosoma coronatum blainvillii San Diego horned lizard	FSC	CSC	Relatively open grasslands, scrublands, and woodlands with fine, loose soil.	High: suitable habitat present and site lies within species' range.
Phrynosoma coronatum frontale California horned lizard	FSC	CSC	Relatively open grasslands, scrublands, and woodlands with fine, loose soil.	High: suitable habitat present and site lies within species' range.
Cnemidophorus tigris multiscutatus Coastal western whiptail	FSC	--	Open areas in semiarid grasslands, scrublands, and woodlands.	High: suitable habitat present and site lies within species' range.
Anniella pulchra pulchra Silvery legless lizard	FSC	CSC	Stabilized dunes, beaches, dry washes, pine, oak, and riparian woodlands, and chaparral; associated with sparse vegetation with sandy or loose, loamy soils.	Low: marginally suitable habitat present, no recent recorded occurrences of this species in area.
Diadophis punctatus modestus San Bernardino ringneck snake	FSC	--	Woodlands, grassland, chaparral, and scrub habitats; often found in mesic areas under rocks, logs, and debris.	High: suitable habitat present and site lies within species' range.

Table 3 (continued)
Special-Status Wildlife Species Potentially Occurring in the Palo Comado Property Region

Scientific and Common Name	Status		Habitat Requirements	Potential Occurrence
	Federal	State		
REPTILES (continued)				
Salvadora hexalepis virgultea Coast patch-nosed snake	FSC	CSC	Shrublands with low structure and minimum density.	High: suitable habitat present and site lies within species' range.
Thamnophis hammondii Two-striped garter snake	FSC	◆	Perennial and intermittent streams having rocky or sandy beds and artificially-created aquatic habitats (man-made lakes and stock ponds); requires dense riparian vegetation.	Low: seasonality of water source and limited stream-side vegetation may preclude occurrence.
BIRDS				
Ardea herodias Great blue heron (rookery)	--	◆	Shallow, open water and open fields; nests in secluded groves of tall trees.	Low: no suitable rookery habitat, although species may occasionally forage on site.
Casmerodius albus Great egret (rookery)	--	◆	Shallow water and along shores of estuaries, lakes, ditches, and slow-moving streams, in salt ponds and mudflats, and in irrigated croplands and pastures; requires groves of trees relatively isolated from human activities for nesting and roosting.	Low: no suitable rookery habitat although species may occasionally forage on site.
Egretta thula Snowy egret (rookery)	--	◆	Shallow water or shores of wetlands or aquatic habitats; requires dense emergent wetland or trees near water for roosting.	Low: no suitable rookery habitat although species may occasionally forage on site.
Elanus leucurus White-tailed kite (nesting)	MNBMC	CFP	Open vegetation and uses dense woodlands for cover.	High: site within species' range, suitable nesting and foraging habitat present on site.
Circus cyaneus Northern harrier (nesting)	--	CSC	Coastal salt marsh, freshwater marsh, grasslands, and agricultural fields.	Low: site within species' range, some foraging habitat present on site, however not expected to significantly utilize on-site resources.
Accipiter striatus Sharp-shinned hawk (nesting)	--	CSC	Woodlands and forages over dense chaparral and scrublands.	Moderate: site provides suitable foraging habitat for winter migrants, however, species is not expected to significantly utilize on-site resources.

Scientific and Common Name	Status		Habitat Requirements	Potential Occurrence
	Federal	State		
Accipiter cooperii Cooper's hawk (nesting)	--	CSC	Dense stands of live oaks and riparian woodlands.	Present: observed roosting and flying in oak riparian forest on-site.

Table 3 (continued)
Special-Status Wildlife Species Potentially Occurring in the Palo Comado Property Region

Scientific and Common Name	Status		Habitat Requirements	Potential Occurrence
	Federal	State		
BIRDS (continued)				
Buteo swainsoni Swainson's hawk (nesting)	--	CT	Open riparian habitat, in scattered trees or small groves in sparsely vegetated flatlands; typical habitat is open desert, grassland, or cropland.	Low: site provides suitable habitat for winter migrants, but species not recently recorded from area and does not nest in area.
Buteo regalis Ferruginous hawk (wintering)	FSC, MNBMC	CSC	Grasslands, agricultural fields, and open scrublands.	Low: site provides suitable habitat for winter migrants, however species is not expected to significantly utilize on-site resources.
Aquila chrysaetos Golden eagle (nesting and wintering)	--	CSC,CFP	Mountains, deserts, and open country.	Moderate: site within species' range and may periodically forage on-site, but not expected to significantly utilize on-site resources.
Falco columbarius Merlin (wintering)	--	CSC	Coastlines, wetlands, woodlands, agricultural fields, and grasslands.	Low: site provides marginally suitable habitat for winter migrants, species does not breed in area, no recent records of occurrences in area.
Falco mexicanus Prairie falcon (nesting)	--	CSC	Grasslands, savannas, rangeland, agricultural fields, and desert scrub; requires sheltered cliff faces for shelter.	Moderate: site within species' range, suitable foraging habitat present on site, however not expected to significantly utilize on-site resources.
Falco peregrinus anatum American peregrine falcon (nesting)	FE	CE	Utilizes potholes in cliffs and rock outcroppings, usually near water.	Low: site provides marginally suitable foraging habitat for winter migrants, however no suitable breeding habitat in immediate area.

Scientific and Common Name	Status		Habitat Requirements	Potential Occurrence
	Federal	State		
Coccyzus americanus occidentals Western yellow-billed cuckoo	MNBM C	CE	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, with understory of blackberry, nettles, or wild grape.	Low: site provides only marginally suitable habitat, no recent records of occurrences in area.
Speotyto [Athene] cunicularia Burrowing owl (burrowing sites)	FSC, MNBM C	CSC	Grasslands and open scrub.	Low: site in species' range, but species generally occurs in more open/short vegetation than is provided on site.

Table 3 (continued)
Special-Status Wildlife Species Potentially Occurring in the Palo Comado Property Region

Scientific and Common Name	Status		Habitat Requirements	Potential Occurrence
	Federal	State		
BIRDS (continued)				
Asio otus Long-eared owl (nesting)	--	CSC	Dense, riparian and live oak thickets near meadow edges, and nearby woodland and forest habitats. Also found in dense conifer stands at higher elevations.	Moderate: some suitable habitat present, but no recorded occurrences of this species in area of project.
Asio flammeus Short-eared owl (nesting)	MNBM C	CSC	Open areas, including grasslands, prairies, dunes, meadows, irrigated lands, and saline and freshwater emergent wetlands.	Low: some suitable habitat present, but no recorded occurrences of this species in area of project.
Empidonax traillii extimus Southwestern willow flycatcher (nesting)	FE	CE	Riparian woodlands that contain water and low willow thickets.	Low: no suitable breeding habitat, although species may occasionally occur as a seasonal migrant.
Eremophila alpestris actia California horned lark	--	CSC	Grasslands, disturbed areas, agriculture fields and beach areas.	Low: site in species' range, but generally occurs in more open/short vegetation than is provided on site.
Progne subis Purple martin (nesting)	--	CSC	Woodlands and low-elevation coniferous forest of Douglas-fir, ponderosa pine, and Monterey pine. Often nests in tall, old trees near a body of water.	Low: site provides marginally suitable habitat, no recent records of occurrences in area.

Scientific and Common Name	Status		Habitat Requirements	Potential Occurrence
	Federal	State		
Riparia riparia Bank swallow (nesting)	--	CT	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	Not expected: no suitable breeding habitat and no recent records of occurrence in area.
Campylorhynchus brunneicapillus sandiegoensis San Diego (coastal) cactus wren	--	CSC	Coastal sage scrub vegetation with thickets of prickly pear or cholla cactus.	Not expected: site within species' range, but no suitable cactus scrub habitat for nesting or foraging present on site.
Polioptila californica californica California coastal gnatcatcher	FT	CSC	Coastal sage scrub in areas of flat or gently sloping terrain.	Low: suitable nesting and foraging habitat marginal and no recent records of occurrence in project vicinity.
Lanius ludovicianus Loggerhead shrike	FSC, MNBMC	CSC	Grasslands with scattered shrubs, trees, fences or other perches.	Present: observed during 1992 field surveys

Table 3 (continued)
Special-Status Wildlife Species Potentially Occurring in the Palo Comado Property Region

Scientific and Common Name	Status		Habitat Requirements	Potential Occurrence
	Federal	State		
BIRDS (continued)				
Vireo bellii pusillus Least Bell's vireo (nesting)	FE	CE	Riparian vegetation with extensive willows below 2,000 ft.	Low: no suitable breeding habitat, although species may occasionally occur as a seasonal migrant.
Dendroica petechia brewsteri Yellow warbler (nesting)	--	CSC	Riparian thickets and woodlands.	Low: no suitable breeding habitat, although species may occasionally occur as a seasonal migrant.
Icteria virens Yellow-breasted chat (nesting)	--	CSC	Riparian thickets and riparian woodlands with a dense understory.	Moderate: may occur as occasional seasonal migrant, however no suitable nesting habitat present on site.
Piranga rubra Summer tanager (nesting)	--	CSC	Cottonwood-willow associations of riparian habitats, especially older, dense stands along rivers and streams.	Low: may occur as occasional seasonal migrant, however no suitable nesting habitat on site.

Scientific and Common Name	Status		Habitat Requirements	Potential Occurrence
	Federal	State		
Aimophila ruficeps canescens S. California rufous-crowned sparrow	FSC	CSC	Coastal sage scrub.	Present: observed on the site during spring 1998 surveys.
Amphispiza belli belli Bell's sage sparrow (nesting)	FSC, MNBMC	CSC	Coastal sage scrub and chamise chaparral.	Low: marginal habitat present, but this species more common further inland, and no recent recorded occurrence in area.
Agelaius tricolor Tricolored blackbird (nesting colony)	FSC, MNBMC	CSC	Freshwater marshes and riparian scrub.	Not expected: site within species' range, however no suitable breeding habitat present on site.
MAMMALS				
Myotis evotis Long-eared myotis	FSC	--	Found in nearly all brush, woodland, and forest habitats,	High: no suitable hibernaculum present, but expected to forage on-site during active periods.
Myotis ciliolabrum Western small-footed myotis	FSC	--	Arid wooded and brushy uplands from sea level to at least 9,000 ft.; roosts in caves, buildings, mines, crevices, and occasionally under bridges and under bark.	High: no suitable hibernaculum present, but expected to forage on site during active periods.

Table 3 (continued)
Special-Status Wildlife Species Potentially Occurring in the Palo Comado Property Region

Scientific and Common Name	Status		Habitat Requirements	Potential Occurrence
	Federal	State		
MAMMALS (continued)				
Myotis thysanodes Fringed myotis	FSC	--	Utilizes open habitats and early successional stages, streams, lakes, and ponds from sea level to at least 9,350 ft.; roosts in caves, buildings, mines, and crevices.	High: no suitable hibernaculum present, but expected to forage on site during active periods.
Myotis volans Long-legged myotis	FSC	--	Found in nearly all brush, woodland, and forested habitats from sea level to around 9,000 ft.; generally roosts under bark or in hollow trees, but occasionally in crevices or buildings.	High: no suitable hibernaculum present, but expected to forage on site during active periods.

Scientific and Common Name	Status		Habitat Requirements	Potential Occurrence
	Federal	State		
Myotis yumanensis Yuma myotis	FSC	CSC	Found in a variety of habitats; optimal habitats are open forests and woodlands with sources of water over within to feed; roosts in buildings, caves, mines, and under bridges.	High: no suitable hibernaculum present, but expected to forage on site during active periods.
Euderma maculata Spotted bat	FSC	CSC	Deserts, scrublands, chaparral, and coniferous woodlands; roosts in rock crevices.	Not expected: site is on edge of range, on-site habitat marginal, no recently documented occurrences.
Corynorhinus [Plecotus] townsendii pallescens Pale Townsend's big-eared bat	FSC	CSC	Most abundant in mesic habitats; roosts in caves, tunnels, mines, and buildings.	Moderate: occasional foraging may occur on site, however no suitable hibernaculum on site.
Corynorhinus [Plecotus] townsendii townsendii Townsend's western big-eared bat	FSC	CSC	Most abundant in mesic habitats; roosts in caves, tunnels, mines, and buildings.	Not expected: site just south of documented range, no suitable hibernaculum present on site.
Antrozous pallidus Pallid bat	--	CSC	Arid habitats, including grasslands, shrublands, woodlands, and forests; prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging.	High: no suitable hibernaculum present, but roosting and foraging habitat present on site during active periods.
Eumops perotis californicus California mastiff bat	FSC	CSC	Primarily arid lowlands; roosts in tunnels, trees, and crevices.	High: no suitable hibernaculum present, but roosting and foraging habitat present on site.

Table 3 (continued)
Special-Status Wildlife Species Potentially Occurring in the Palo Comado Property Region

Scientific and Common Name	Status		Habitat Requirements	Potential Occurrence
	Federal	State		
MAMMALS (continued)				
Lepus californicus bennettii San Diego black-tailed jackrabbit	FSC	CSC	Chaparral and coastal sage scrub.	Present: observed in sage scrub habitats on the project site during 1992 survey.
Neotoma lepida intermedia San Diego desert woodrat	FSC	CSC	Chaparral and coastal sage scrub.	High: site within species' range, suitable nesting and foraging habitat present on site.

Scientific and Common Name	Status		Habitat Requirements	Potential Occurrence
	Federal	State		
Taxidea taxus American badger	--	◆	Drier open stages of shrub, forest, and herbaceous habitats with sandy soils.	Low: site in species' range, however species generally occurs in more open vegetation than is present on site.

KEY:

(nesting) = For most taxa the CNDDB is interested in sightings for the presence of resident populations. For some species (primarily birds), the CNDDB only tracks certain parts of the species range or life history (e.g., nesting locations). The area or life stage is indicated in parenthesis after the common name.

Federal - U.S. Fish and Wildlife Service

FE: Federally Endangered
FT: Federally Threatened
FPE: Federally Proposed Endangered
FPT: Federally Proposed Threatened
FC: Federal Candidate for listing as threatened or endangered
FSC: Federal Species of Concern
MNBMC: Migratory Nongame Birds of Management Concern (not shown for federally listed or proposed threatened or endangered species)

State - California Department of Fish and Game

CE: California Endangered
CT: California Threatened
CCE: California Candidate (Endangered)
CCT: California Candidate (Threatened)
CFP: California Fully Protected
CP: California Protected (not shown for listed species)
CSC: California Species of Special Concern

◆: California Special Animal (species with no official federal or state status, but are included on CDFG's Special Animals List)

San Bernardino ringneck snake (*Diadophis punctatus modestus*): ***Federal Species of Concern.*** Ringneck snakes are found in a variety of habitats, but generally near water. They commonly inhabit rotting logs, or hide under rocks or other debris. Declines in suitable habitat initiated the special status afforded the San Bernardino ringneck snake. This species was not observed on site, but has a high potential for occurrence based on on-site habitat and documented range of the species.

Coast patch-nosed snake (*Salvadora hexalepis virgultea*): ***Federal Species of Concern; California Species of Special Concern.*** Little is known about the specific habitat requirements for this species. However it is known to regularly occur in shrubby habitat where its primary prey, the whiptail lizard, is present. Patch-nosed snakes are also thought to overwinter in small mammal burrows and woodrat nests. Suitable active and overwintering habitat is present on site.

White-tailed kite (*Elanus caerulea*): ***California Fully Protected Species.*** White-tailed kites most commonly occur near riparian habitat where mature riparian-associated trees provide suitable nesting habitat. This species was not seen on the project site, but has been recorded from the vicinity. The oak woodland habitat and adjacent open space on the project site provides both suitable nesting and foraging habitat.

Loggerhead shrike (*Lanius ludovicianus*): ***Federal Species of Concern, California Species of Special Concern.*** This bird is a predator of insects, small rodents, and reptiles. It prefers grassland habitats with scattered shrubs, trees, fences, or other perches. Steady declines in populations in the midwest and eastern United States have lead to the loggerhead shrike's status, although southern California populations have remained stable. This species was observed during a Biological Resources Assessment conducted in 1992 on the project site and adjacent areas, and again during the spring 1998 bird surveys. Nesting and foraging habitat is present for the loggerhead shrike on the site; however, no nests were observed.

Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) ***Federal Species of Concern, California Species of Special Concern.*** This small sparrow is commonly associated with coastal sage scrub communities in southern California. Optimal habitat consists of low density shrub associations on south facing slopes adjacent to grasslands. The southern California rufous-crowned sparrow was observed on the project site during the spring 1998 surveys.

Long-eared myotis (*Myotis evotis*); **small-footed myotis** (*Myotis ciliolabrum*); **fringed myotis** (*Myotis thysanodes*); **long-legged myotis** (*Myotis volans*); **Yuma myotis** (*Myotis yumanensis*): ***Federal Species of Concern.*** The project site falls within the documented range of each of these species. All of these

bats feed on small insects. Depending on the species, foraging occurs in or near woodlands, near water, or over arid scrub. While suitable winter roosting habitat may not be present on the site for any of these species, each have a high potential of foraging over the project site.

Pallid bat (*Antrozous pallidus*): ***California Species of Special Concern.*** Pallid bats generally forage close to the ground where they will sometimes land to pick up large insects. Day and night roosts are in different locations and habitats. Overwintering hibernaculum is not present on site. This species is expected to roost and feed on the project site at night.

California mastiff bat (*Eumops perotis californicus*): ***Federal Species of Concern, California Species of Special Concern.*** This species roosts in a variety of places including trees, buildings, rock crevices, and in tunnels. Mastiff bats emerge at late dusk and feed on a variety of insects. Overwintering hibernaculum is not present on the project site, but California mastiff bats have a high potential to periodically forage there.

San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) ***Federal Species of Concern, California Species of Special Concern.*** This large hare was observed in the sage scrub habitats on the project site during the 1992 Biological Resources Assessment. While there is little scientific data available on the habitat requirements of this subspecies, much of its historic range along the coastal plain of southern California has been lost. Remaining populations of this hare are now widely scattered and the remnant populations are substantially smaller. The site still supports suitable habitat for this species. However, no jackrabbits were observed during the spring 1998 surveys.

San Diego desert woodrat (*Neotoma lepida intermedia*): ***Federal Species of Concern, California Species of Special Concern.*** Desert woodrats select arid habitat with rocky slopes, and might occur on dry slopes of coastal sage scrub on-site. They commonly feed on seeds, acorns, cactus, and fruits. Although numbers have been reduced in California due to habitat loss, this species is still relatively common in the project area.

Jurisdictional Resources

One primary drainage occurs in the eastern portion of the project site. Drainages that support healthy riparian vegetation are of high biological value because of the diversity of plants and wildlife species typically associated with these features, and because of the breeding, cover and foraging habitat these areas provide habitat for a variety of wildlife species. The drainage present on this site supports vigorous riparian vegetation along most of its banks, and a stream channel (i.e., bed and bank) was

observed in this location. Wildlife depend on drainages, even those with intermittent water flows, as an important source of water. In addition, drainages may provide other important ecological functions such as transport of sediment and nutrients to downstream areas, drainage of excess water, and serving as movement corridors for a variety of species.

Based on preliminary field investigations, the portion of Palo Comado Creek located within the development area of the site is expected to be under the regulatory jurisdiction of ACOE and CDFG. A formal jurisdictional delineation would be necessary to determine the exact extent of this jurisdiction as well as to quantify the impacts on jurisdictional areas. The discharge of fill into ACOE jurisdictional areas may require a permit pursuant to Section 404 of the Clean Water Act. Any modification to the streambed, including removal of riparian vegetation, may require a streambed alteration agreement from CDFG pursuant to Section 1600 of the California Fish and Game Code. The State Regional Water Quality Control Board also regulates discharge of fill into "waters of the United States" in order to assure that Clean Water Act goals are met. Since the development area of the site contains "land on which the native vegetation is predominantly grasses, grass-like plants, forbs, or shrubs (NFSAM 1996)," the USDA Natural Resources Conservation Service (NRCS) (formally Soil Conservation Service) may also have jurisdiction over portions of the property. The jurisdictional delineation that is conducted for the project must be certified by the local NRCS District Conservationist. Impacts to the drainage would, therefore, be subject to the regulatory and permitting authority of these agencies.

Wildlife Movement Corridors

Wildlife corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or by human disturbance. The fragmentation of wildlife habitat by urbanization creates isolated "islands" of wildlife habitat. The preservation of corridors mitigates the effects of this fragmentation by (1) allowing animals to move between remaining habitats which may facilitate the replentishment of depleted populations; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fire or disease) will result in population or species extinction; and (3) serving as travel paths for individual animals as they wander about their home ranges in search of food, water, mates, and other needs.

Throughout southern California, wildlife movement has become an issue of critical regional importance in conservation biology. Wildlife movement corridors are generally defined at the regional level as habitat linkages that connect otherwise large disjunct open space areas such as local, state, and national parks, forests, preserves, and wilderness areas. Within these habitat linkages, riparian strips, canyon bottoms, drainages, and even dirt roads and trails are often used to facilitate movement.

However, within a large natural habitat block or patch, these features are generally not referred to as movement corridors, but rather, travel paths to facilitate movement within the habitat patch.

In general, the project site does not function as a corridor connection between large open space areas because of its location relative to existing development in the area. Fencing around the equestrian facility to the east and the facility itself present a barrier to wildlife movement through that property. However, movement is unrestricted to the north and east of that facility, and currently to the west through the project site. Low density housing near the southwest boundary of the site limits movement from north to south in that area as many of the properties are fenced and several domestic animals, such as dogs, create a hindrance to passage. Much of the western portion of the site is bordered by a private property that currently has one large and one small ranch house. That property is of sufficient size and the habitat surrounding it is of a sufficient breadth and quality that localized wildlife movement can still occur around developed areas. There is substantial development within a radius of one half mile to the south and west of the project site that would prevent further wildlife movement in either of those directions.

Localized movement within the site boundaries is relatively unrestricted. Motile species are able to freely travel along the ridgelines and through the riparian drainage. Passage through the project site permits access between the small portion of open space to the southwest of the site and the National Recreation Area to the north. However, this small open space area is bounded by development and would not likely serve as a major habitat area for wildlife species. Consequently, the project site does not serve to connect large open space areas in the region.

Wildlife Habitat/Site Ecosystem

Diverse high quality habitat, limited disturbance, and the presence of a large riparian system contribute to the high biological quality of the project site and development area ecosystem. The development area and conservation areas support a variety of vigorous plant communities and a seasonal stream which provide habitat for many amphibian, reptile, bird and mammal species. In addition, several special-status plants, animals, and plant communities are found within these areas. The majority of the site has been left relatively undisturbed, and has had very limited invasion by exotic species into the coastal sage scrub, riparian, and woodland communities.

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Appendix A

Vascular Plant Species Observed on the Palo Comado Property

Appendix A
Vascular Plant Species Observed on the Palo Comado Property[1]

Scientific Name[2]	Common Name[2]	Growth Form[3]
	ANGIOSPERMS	
	DICOTYLEDONS	
Anacardiaceae	**Sumac or Cashew Family**	
Malosma laurina	Laurel sumac	S
Apiaceae	**Carrot Family**	
*Daucus carota**	Queen Anne's Lace	AH
Asteraceae	**Sunflower Family**	
Ambrosia psilostachya	Western ragweed	AH
Artemisia californica	California sagebrush	S
Baccharis pilularis	Coyote brush, Chaparral broom	S
Baccharis salicifolia	Mule fat, Seep-willow, Water-wally	S
*Carduus pycnocephalus**	Italian thistle	AH,BH
*Centaurea melitensis**	Tocalote	AH
Encelia californica	California encelia	S
Grindelia hirsutula	Gumplant	PH
Hazardia squarrosa	Saw-toothed goldenbush	S
Hemizonia fasciculata	Fascicled tarweed	AH
Lessingia filaginifolia	California-aster	PH,Ss
Malacothrix saxatilis	Cliff malacothrix	PH
*Sonchus oleraceus**	Common sow thistle	AH
Brassicaceae	**Mustard Family**	
*Brassica nigra**	Black mustard	AH
*Hirschfeldia incana**	Shortpod mustard	BH,PH
Caprifoliaceae	**Honeysuckle Family**	
Sambucus mexicana	Blue elderberry	S
Convolvulaceae	**Morning-Glory Family**	
Calystegia macrostegia	Morning-glory	PH,Ss
Cucurbitaceae	**Gourd Family**	
Marah macrocarpus	Wild cucumber	PH
Fabaceae	**Legume Family**	
Lotus purshianus var. *purshianus*	Spanish clover	AH
Lotus scoparius	California broom	PH,S
Lupinus spp.	Lupine	AH,PH
*Melilotus officinalis**	Yellow sweetclover	BH
*Vicia villosa**	Hairy or winter vetch	AH
Fagaceae	**Oak Family**	
Quercus agrifolia var. *agrifolia*	Coast live oak, Encina	T
Quercus lobata	Valley oak, Roble	T
Geraniaceae	**Geranium Family**	
Erodium sp.*	Filaree	AH
Hydrophyllaceae	**Waterleaf Family**	
Eucrypta chrysanthemifolia	Common eucrypta	AH
Juglandaceae	**Walnut Family**	
Juglans californica var. *californica*†	Southern California black walnut	S,T
Lamiaceae	**Mint Family**	
*Marrubium vulgare**	Horehound	PH
Salvia leucophylla	Purple sage	S
Salvia mellifera	Black sage	S

KEY:

1. *Observed during field surveys conducted by Impact Sciences in June 1998 at the Palo Comado property located in Agoura Hills at the end of Chesebro Road, Los Angeles County, California.*
2. *Scientific and common names are from Hickman (1993) and Skinner and Pavlik (1994). Additional common plant names are taken from Abrams (1923, 1944), Abrams and Ferris (1951, 1960), Beauchamp (1986), McAuley (1996), Munz (1974), Raven (1986), Roberts (1989), and Sawyer and Wolf (1995).*
3. *Growth Form indicates species growth habit:*
   AG = Annual Grass; AH = Annual Herb; AV = Annual Vine; BG = Biennial Grass; BH = Biennial Herb; PG = Perennial Grass; PH = Perennial Herb; PV = Perennial Vine; Ss = Subshrub; S = Shrub; and T = Tree.

* *Non-native plant species*

*? *Possible non-native plant species*

† *Sensitive plant species*

Appendix B

Vertebrate Species Detected or Expected to Occur on the Palo Comado Property

Appendix B
Vertebrate Species Detected or Expected to Occur on the Palo Comado Property[1]

Scientific Name[2]	Common Name[2]	Status[3]	Occurrence[4]
AMPHIBIANS			
Plethodontidae	**Lungless Salamanders**		
Ensatina eschscholtzii eschscholtzii	Monterey ensatina		
Aneides lugubris	Arboreal salamander		
Batrachoseps attenuatus	California slender salamander		
Batrachoseps nigriventris	Black-bellied slender salamander		
Pelobatidae	**Spadefoot Toads**		
Scaphiopus hammondii	Western spadefoot	CSC/FSC	
Bufonidae	**True Toads**		
Bufo boreas halophilus	California toad		O
Hylidae	**Treefrogs**		
Pseudacris cadaverina	California chorus frog		
Pseudacris regilla	Pacific chorus frog		O
REPTILES			
Iguanidae	**Iguanid Lizards**		
Phrynosoma coronatum blainvillei	San Diego horned lizard	CSC/FSC	
Phrynosoma coronatum frontale	California horned lizard	CSC/FSC	
Sceloporus occidentalis	Western fence lizard		O
Uta stansburiana	Side-blotched lizard		O
Scincidae	**Skinks**		
Eumeces skiltonianus skiltonianus	Western skink		
Teiidae	**Whiptail Lizards**		
Cnemidophorus tigris multiscutatus	Coastal whiptail	---/FSC	O
Cnemidophorus tigris mundus	California whiptail		
Anguidae	**Alligator Lizards**		
Elgaria multicarinata multicarinata	California alligator lizard		
Elgaria multicarinata webbii	San Diego alligator lizard		
Anniellidae	**California Legless Lizards**		
Anniella pulchra pulchra	Silvery legless lizard	CSC/FSC	
Leptotyphlopidae	**Slender Blind Snakes**		
Leptotyphlops humilis	Western blind snake		
Colubridae	**Colubrid Snakes**		
Coluber constrictor mormon	Western yellowbelly racer		
Diadophis punctatus modestus	San Bernardino ringneck snake	---/FSC	
Diadophis punctatus vandenburgii	Monterey ringneck snake		
Hypsiglena torquata muchalata	California night snake		
Lampropeltis getulua californiae	California kingsnake		
Lampropeltis zonata multifasciata	Coast mountain kingsnake		

Scientific Name[2]	Common Name[2]	Status[3]	Occurrence[4]
REPTILES (continued)			
Lampropeltis zonata pulchra	San Diego mountain kingsnake	CSC/FSC	
Masticophis flagellum piceus	Red coachwhip		
Masticophis lateralis lateralis	California striped racer		
Pituophis melanoleucus	Gopher snake		O
Rhinocheilus lecontei lecontei	Western longnose snake		
Salvadora hexalepis virgultea	Coast patchnose snake	CSC/FSC	
Tantilla planiceps	Western blackhead snake		
Thamnophis elegans terrestris	Coast garter snake		
Thamnophis hammondii	Two-striped garter snake	* /FSC	
Thamnophis sirtalis infernalis	California red-sided garter snake		
Trimorphodon biscutatus vandenburghi	California lyre snake		
Viperidae	**Vipers**		
Crotalus viridis helleri	Southwestern rattlesnake		
BIRDS			
Ardea herodias	Great blue heron	* /--- (rookery)	
Casmerodius albus	Great egret	* /--- (rookery)	
Egretta thula	Snowy egret	* /--- (rookery)	
Bubulcus ibis	Cattle egret		
Butorides striatus	Green heron		
Cathartidae	**New World Vultures**		
Cathartes aura	Turkey vulture		O
Accipitridae	**Hawks**		
Elanus leucurus	White-tailed kite	CFP/--- (nesting)	
Circus cyaneus	Northern harrier	CSC/--- (nesting)	
Accipiter striatus	Sharp-shinned hawk	CSC/--- (nesting)	
Accipiter cooperii	Cooper's hawk	CSC/--- (nesting)	O
Buteo lineatus	Red-shouldered hawk		O
Buteo jamaicensis	Red-tailed hawk		O
Buteo regalis	Ferruginous hawk	CSC/FSC (wintering)	
Buteo swainsoni	Swainson's hawk	CT/FSC (nesting)	
Aquila chrysaetos	Golden eagle	CSC/--- (nesting & wintering)	

Scientific Name[2]	Common Name[2]	Status[3]	Occurrence[4]
BIRDS (continued)			
Falconidae	**Falcons**		
Falco sparverius	American kestrel		O
Falco columbarius	Merlin	CSC/---	
Falco mexicanus	Prairie falcon	CSC/--- (nesting)	
Falco peregrinus	Peregrine falcon	CE/FE	
Phasianidae	**Grouse, Pheasants & Quails**		
Callipepla californica	California quail		O
Oreortyx pictus	Mountain quail		
Charadriidae	**Plovers**		
Charadrius vociferus	Killdeer		O
Columbidae	**Pigeons & Doves**		
*Columba livia**	Rock dove		O
Columba fasciata	Band-tailed pigeon		
*Streptopelia chinensis**	Spotted dove		
Zenaida macroura	Mourning dove		O
Columbina passerina	Common ground-dove		
Cuculidae	**Cuckoos & Roadrunners**		
Coccyzus americanus occidentalis	Western yellow-billed cuckoo	CE/---	
Geococcyx californianus	Greater roadrunner		
Tytonidae	**Barn Owls**		
Tyto alba	Barn owl		
Strigidae	**True Owls**		
Otus kennicottii	Western screech-owl		
Bubo virginianus	Great horned owl		
Speotyto (Athene) cunicularia	Burrowing owl	CSC/FSC (burrows)	
Asio otus	Long-eared owl	CSC/--- (nesting)	
Caprimulgidae	**Goatsuckers**		
Chordeiles acutipennis	Lesser nighthawk		
Phalaenoptilus nuttallii	Common poorwill		
Apodidae	**Swifts**		
Aeronautes saxatalis	White-throated swift		O
Trochilidae	**Hummingbirds**		
Archilochus alexandri	Black-chinned hummingbird		O
Calypte anna	Anna's hummingbird		O
Calypte costae	Costa's hummingbird		
Selasphorus rufus	Rufous hummingbird		
Selasphorus sasin	Allen's hummingbird		
Alcedinidae	**Kingfishers**		
Ceryle alcyon	Belted kingfisher		

Scientific Name[2]	Common Name[2]	Status[3]	Occurrence[4]
BIRDS (continued)			
Picidae	**Woodpeckers**		
Melanerpes formicivorus	Acorn woodpecker		O
Picoides nuttallii	Nuttall's woodpecker		O
Picoides pubescens	Downy woodpecker		
Picoides villosus	Hairy woodpecker		
Colaptes auratus	Northern flicker		O
Tyrannidae	**Tyrant Flycatchers**		
Contopus borealis	Olive-sided flycatcher		
Contopus sordidulus	Western wood-pewee		
Empidonax traillii extimus	Southwestern willow flycatcher	**CSC/FE** (nesting)	
Empidonax difficilis	Pacific-slope flycatcher		O
Sayornis nigricans	Black phoebe		O
Sayornis saya	Say's phoebe		O
Myiarchus cinerascens	Ash-throated flycatcher		O
Tyrannus vociferans	Cassin's kingbird		
Tyrannus verticalis	Western kingbird		O
Alaudidae	**Larks**		
Eremophila alpestris actia	California horned lark	**CSC/---**	
Hirundinidae	**Swallows**		
Progne subis	Purple martin	**CSC/---** (nesting)	
Tachycineta thalassina	Violet-green swallow		
Stelgidopteryx serripennis	Northern rough-winged swallow		
Riparia riparia	Bank swallow	**CT/--**	
Hirundo pyrrhonota	Cliff swallow		O
Hirundo rustica	Barn swallow		
Corvidae	**Jays & Crows**		
Aphelocoma coerulescens	Scrub jay		O
Corvus brachyrhynchos	American crow		O
Corvus corax	Common raven		O
Paridae	**Titmice**		
Parus inornatus	Plain titmouse		O
Remizidae	**Verdins**		
Auriparus flaviceps	Verdin		
Aegithalidae	**Bushtits**		
Psaltriparus minimus	Bushtit		O
Sittidae	**Nuthatches**		
Sitta carolinensis	White-breasted nuthatch		O
Sitta pygmaea	Pygmy nuthatch		

Scientific Name[2]	Common Name[2]	Status[3]	Occurrence[4]
BIRDS (continued)			
Troglodytidae	**Wrens**		
Campylorhynchus brunneicapillus sandiegoense	Sand Diego (coastal) cactus wren	CSC/---	
Salpinctes obsoletus	Rock wren		
Catherpes mexicanus	Canyon wren		
Thryomanes bewickii	Bewick's wren		O
Troglodytes aedon	House wren		O
Troglodytes troglodytes	Winter wren		
Muscicapidae	**Kinglets, Gnatcatchers, Thrushes & Babblers**		
Regulus satrapa	Golden-crowned kinglet		
Regulus calendula	Ruby-crowned kinglet		O
Polioptila caerulea	Blue-gray gnatcatcher		
Polioptila californica	California coastal gnatcatcher	CSC/FT	
Sialia mexicana	Western bluebird		O
Sialia currucoides	Mountain bluebird		
Turdus migratorius	American robin		O
Chamaea fasciata	Wrentit		O
Mimidae	**Thrashers**		
Mimus polyglottos	Northern mockingbird		O
Toxostoma redivivum	California thrasher		O
Bombycillidae	**Waxwings**		
Bombycilla cedrorum	Cedar waxwing		
Ptilogonatidae	**Silky-Flycatchers**		
Phainopepla nitens	Phainopepla		
Laniidae	**Shrikes**		
Lanius ludovicianus	Loggerhead shrike	CSC/FSC	
Sturnidae	**Starlings**		
*Sturnus vulgaris**	European starling		O
Vireonidae	**Vireos**		
Vireo bellii pusillus	Least Bell's vireo	CE/FE (breeding)	
Vireo huttoni	Hutton's vireo		
Vireo gilvus	Warbling vireo		
Emberizidae	**Wood Warblers, Tanagers, Buntings & Blackbirds**		
Vermivora celata	Orange-crowned warbler		
Vermivora ruficapilla	Nashville warbler		
Vermivora virginiae	Virginia's warbler	CSC/---	
Dendroica petechia	Yellow warbler	CSC/--- (nesting)	
Dendroica coronata	Yellow-rumped warbler		
Dendroica nigrescens	Black-throated gray warbler		
Dendroica townsendi	Townsend's warbler		
Dendroica occidentalis	Hermit warbler		
Oporornis tolmiei	MacGillivray's warbler		

Scientific Name[2]	Common Name[2]	Status[3]	Occurrence[4]
BIRDS (continued)			
Emberizidae (continued)	**Wood Warblers, Tanagers, Buntings & Blackbirds**		
Geothlypis trichas	Common yellowthroat		
Wilsonia pusilla	Wilson's warbler		
Icteria virens	Yellow-breasted chat	CSC/--- (nesting)	
Piranga flava	Hepatic tanager	CSC/--- (breeding)	
Piranga rubra	Summer tanager	CSC/--- (breeding)	
Piranga ludoviciana	Western tanager		
Cardinalis cardinalis	Northern cardinal	CSC/---	
Pheucticus melanocephalus	Black-headed grosbeak		
Guiraca caerulea	Blue grosbeak		
Passerina amoena	Lazuli bunting		
Pipilo erythrophthalmus	Spotted towhee		O
Pipilo crissalis	California towhee		O
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	CSC/FSC	
Spizella passerina	Chipping sparrow		
Pooecetes gramineus	Vesper sparrow		
Chondestes grammacus	Lark sparrow		
Amphispiza bilineata	Black-throated sparrow		
Amphispiza belli belli	Bell's sage sparrow	CSC/FSC	
Passerculus sandwichensis	Savannah sparrow		
Passerella iliaca	Fox sparrow		
Melospiza melodia	Song sparrow		
Melospiza lincolnii	Lincoln's sparrow		
Zonotrichia atricapilla	Golden-crowned sparrow		
Zonotrichia leucophrys	White-crowned sparrow		
Junco hyemalis	Dark-eyed junco		
Agelaius phoeniceus	Red-winged blackbird		
Agelaius tricolor	Tricolored blackbird	CSC/FSC	
Sturnella neglecta	Western meadowlark		
Euphagus cyanocephalus	Brewer's blackbird		
Molothrus ater	Brown-headed cowbird		
Icterus cucullatus	Hooded oriole		O
Icterus galbula	Northern oriole		O
Icterus parisorum	Scott's oriole		

Scientific Name[2]	Common Name[2]	Status[3]	Occurrence[4]
BIRDS (continued)			
Fringillidae	**Finches**		
Carpodacus purpureus	Purple finch		
Carpodacus cassinii	Cassin's finch		
Carpodacus mexicanus	House finch		O
Carduelis pinus	Pine siskin		
Carduelis psaltria	Lesser goldfinch		O
Carduelis lawrencei	Lawrence's goldfinch		
Carduelis tristis	American goldfinch		
Passeridae	**Old World Sparrows**		
*Passer domesticus**	House sparrow		
MAMMALS			
Didelphidae	**New World Opossums**		
Didelphis virginiana	Virginia opossum		O
Soricidae	**Shrews**		
Sorex ornatus	Ornate shrew		
Talpidae	**Moles**		
Scapanus latimanus	Broad-footed mole		
Vespertilionidae	**Evening Bats**		
Myotis californicus	California myotis		
Myotis evotis	Long-eared myotis	**---/FSC**	
Myotis leibii	Small-footed myotis	**---/FSC**	
Myotis lucifugus	Little brown bat		
Myotis thysanodes	Fringed myotis	**---/FSC**	
Myotis volans	Long-legged myotis	**---/FSC**	
Myotis yumanensis	Yuma myotis	**---/FSC**	
Lasiurus blossevillii	Western red bat		
Lasiurus cinereus	Hoary bat		
Pipistrellus hesperus	Western pipistrelle		
Eptesicus fuscus	Big brown bat		
Euderma maculata	Spotted bat	**CSC/FSC**	
Plecotus townsendii pallescens	Pale Townsend's big-eared bat	**CSC/FSC**	
Plecotus townsendii townsendii	Townsend's western big-eared bat	**CSC/FSC**	
Antrozous pallidus	Pallid bat	**CSC/---**	
Molossidae	**Free-Tailed Bats**		
Tadarida brasiliensis	Brazilian free-tailed bat		
Eumops perotis californicus	California mastiff bat	**CSC/FSC**	
Leporidae	**Hares & Rabbits**		
Sylvilagus audubonii	Desert cottontail		O
Sylvilagus bachmani	Brush rabbit		
Lepus californicus bennettii	San Diego black-tailed jackrabbit	**CSC/FSC**	
Sciuridae	**Squirrels**		
Spermophilus beecheyi	California ground squirrel		O
Sciurus griseus	Western gray squirrel		O
Geomyidae	**Pocket Gophers**		
Thomomys bottae	Botta's pocket gopher		O

Scientific Name[2]	Common Name[2]	Status[3]	Occurrence[4]
MAMMALS (continued)			
Heteromyidae	**Pocket Mice & Kangaroo Rats**		
Chaetodipus californicus	California pocket mouse		
Dipodomys agilis	Pacific kangaroo rat		
Muridae	**Mice, Rats, And Voles**		
Reithrodontomys megalotis	Western harvest mouse		
Peromyscus boylii	Brush mouse		
Peromyscus californicus	California mouse		
Peromyscus eremicus	Cactus mouse		
Peromyscus maniculatus	Deer mouse		O
Neotoma fuscipes	Dusky-footed woodrat		O
Neotoma lepida intermedia	San Diego desert woodrat	CSC/FSC	O
*Rattus norvegicus**	Norway rat		
*Rattus rattus**	Black rat		
*Mus musculus**	House mouse		
Microtus californicus	California vole		
Canidae	**Wolves & Foxes**		
*Canis familiaris**	Domestic (feral) dog		O
Canis latrans	Coyote		O
*Vulpes vulpes**	Red fox		
Urocyon cinereoargenteus	Gray fox		
Procyonidae	**Raccoons**		
Bassariscus astutus	Ringtail	CFP/---	
Procyon lotor	Common raccoon		O
Mustelidae	**Weasels, Skunks & Otters**		
Mustela frenata	Long-tailed weasel		O
Taxidea taxus	American badger	* / ---	
Spilogale gracilis	Western spotted skunk		
Mephitis mephitis	Striped skunk		O
Felidae	**Cats**		
*Felis catus**	Domestic (feral) cat		O
Felis concolor	Mountain lion	CFP/---	
Lynx rufus	Bobcat		O
Cervidae	**Deers**		
Odocoileus hemionus	Mule deer		O

KEY:

[1] *Potentially occurring wildlife species based on documented distribution and occurrences in the Palo Comado project area.*

[2] *Scientific and common names are from Jennings (1983) for amphibians and reptiles, American Ornithologist's Union (1983, plus supplements in 1985, 1987, 1989, and 1993) for birds, and Jones et al. (1992) for mammals.*

[3] *Status: See Appendix C for status definitions.*

[4] *O = Observed on site during field investigations.*
P = Potentially occurring on site based on documented distribution and range.

** *Non-native or introduced species.*

Appendix C

Categories of Special-Status Species

Appendix C
Categories of Special-Status Species

California Native Plant Society Inventory of Rare and Endangered Vascular Plants of California:

The California Native Plant Society (CNPS) is a non-profit organization which collects and publishes information about California plant species which are of concern because of declines in population or other problems. The CNPS Inventory is considered to be a reliable source of information about sensitive plants in California. Their status categories are identified below:

- **List 1A:** This includes plant species which are presumed to be extinct in California. These species have not been seen or collected within California for many years.
- **List 1B:** This includes plants which are considered by CNPS to be rare, threatened, or endangered in California and elsewhere in their range.
- **List 2:** This includes plants which are considered by CNPS to be rare, threatened, or endangered in California, but are more common elsewhere.
- **List 3:** This includes plants about which more information is needed. These plants have been recommended for inclusion in a sensitivity category by CNPS, but adequate information on their distribution and abundance is not available to determine their correct status.
- **List 4:** This includes plant species of limited distribution in the State, which CNPS feels should be carefully monitored. List 4 is considered to be a "watch list" for plants, and taxa included could be moved to List 1B or 2 if they become less common.

U.S. Fish and Wildlife Service:

The United States Fish and Wildlife Service (USFWS) has the authority to enforce the Federal Endangered Species Act. Their status categories are identified below:

- **FE:** Federally-listed endangered species.
- **FT:** Federally-listed threatened species.
- **PE:** Proposed for listing as an endangered species by the Federal government.
- **PT:** Proposed for listing as a threatened species by the Federal government.
- **C:** Candidate species for Federal listing as threatened or endangered, taxa for which sufficient biological information exists to support listing.
- **SC:** Species of Concern, former Category 2 candidate species for Federal listing as threatened or endangered, for which available information indicates listing may be warranted, but for which insufficient biological information is available to support a proposed ruling.
- **X:** Taxa are no longer being considered for listing, because they are believed to be extinct.
- **N:** Category 3B taxa are no longer being considered for listing because they are believed to be taxonomically invalid given current information.
- **A:** Category 3C taxa are no longer being considered for listing because they have been proven to be more widespread in distribution than previously believed, and/or are not subject to any identifiable threat.

Other Federal Agency Designations

FSS: Federal (US Forest Service and Bureau of Land Management) Sensitive Species.

California Department of Fish and Game

As part of the Non-Game Heritage Program, the California Department of Fish and Game (CDFG) has identified a list of special plants and terrestrial plant communities which are considered sensitive. The CDFG also maintains a list of special animals. Species which are listed with one of the codes (below) include those which are formally listed by State authorities, those which have been proposed for listing, and those which are CDFG Species of Special Concern, indicating that they are included in the Natural Diversity Data Base and that population levels are being monitored because of concerns about decreases. Codes include:

CE: State-listed endangered species.
CT: State-listed threatened species.
CR: Listed as a rare species by the State (plants only).
CCE: Candidate for listing as endangered by the State of California.
CCT: Candidate for listing as threatened by the State of California.
CSC: CDFG Species of Special Concern.
CFP: CDFG "fully-protected" species, as described in the State Fish and Game Code. These species include many of those which are listed as threatened or endangered, and some additional species.
SP: Special plant. These species are considered sensitive, but have no other status. This includes taxa which, for example, are peripheral to the major portion of their range, and which are threatened with extirpation in California.
(*): Those wildlife species which are listed without codes but are noted with (*) fall into one or more of the following categories:

- Taxa which may be considered rare or endangered under Section 15380(d) of CEQA Guidelines;
- Taxa that are biologically rare, very restricted in distribution or declining throughout their range, but not currently threatened with extirpation;
- Populations in California that may be peripheral to the major portion of a taxon's range, but which are threatened with extirpation in California; and
- Taxa which are closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forest, desert aquatic systems, native grasslands).

Community Priority Rankings

Within the CDFG's Natural Diversity Data Base, rankings are provided for priority of preservation for terrestrial plant communities which are considered sensitive. Rankings are divided into four categories.

Rank	Threat
• Less than six element occurrences (EOs), or less than 1,000 individuals, or less than 2,000 acres:	
S1.1	Very threatened (the majority of occurrences are threatened, or the majority of individuals are in occurrences which are threatened).
S1.2	Threatened (the element has some but not the majority of occurrences threatened and/or has occurrences that will soon be threatened).
S1.3	No threats known (no obvious or predictable threats exist).
• Six to twenty EOs, or 1,000 to 3,000 individuals, or 2,000 to 10,000 acres:	
S2.1	Very threatened.
S2.2	Threatened.
S2.3	No threats known.
• Twenty-one to 100 EOs, or 3,000 to 10,000 individuals, or 10,000 to 50,000 acres:	
S3.1	Very threatened.
S3.2	Threatened.
S3.3	No threats known.
• Greater than 100 EOs, or greater than 10,000 individuals, or greater than 50,000 acres:	
S4	Apparently secure; clearly lower than an S3 but reasons exist to be concerned, for example, there is some threat or narrow habitat (such as the Sierra Nevada).
S5	Demonstrably secure to ineradicable.

Notes:
Uncertainty about the rank as a range of values: ex. S2S3 means the rank is somewhere between S2 and S3.
By adding ? to the rank: ex. S2? represents more certainty than S2S3, but less than S2.
SH: All California sites are historical, meaning that the element has not been seen for at least 20 years but suitable habitat still exists.

National Audubon Society

The Audubon Society monitors populations of birds throughout the United States, principally through the annual Christmas Bird Count. Reports submitted by birders from around the country are compiled to generate the Blue List. These are bird species about which the Society has some concern, usually because populations are perceived to be declining.

Appendix D

Key to Sensitivity Rankings of Vegetation Communities

Appendix D
Key to Sensitivity Rankings of Vegetation Communities

Global Ranking [1]

G1 = Less than 6 viable element occurrences (EOs) OR less than 1,000 individuals OR less than 2,000 acres.
G2 = 6-20 EOs OR 1,000-3,000 individuals OR 2,000-10,000 acres.
G3 = 21-100 EOs OR 3,000-10,000 individuals OR 10,000-50,000 acres.
G4 = Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e., there is some threat, or somewhat narrow habitat.
G5 = Population or stand demonstrably secure to ineradicable due to being commonly found in the world.

State Ranking [2]

Rank	Threat
• Less than six element occurrences (EOs), or less than 1,000 individuals, or less than 2,000 acres:	
S1.1	Very threatened (the majority of occurrences are threatened, or the majority of individuals are in occurrences which are threatened).
S1.2	Threatened (the element has some but not the majority of occurrences threatened and/or has occurrences that will soon be threatened).
S1.3	No threats known (no obvious or predictable threats exist).
• Six to twenty EOs, or 1,000 to 3,000 individuals, or 2,000 to 10,000 acres:	
S2.1	Very threatened.
S2.2	Threatened.
S2.3	No threats known.
• Twenty-one to 100 EOs, or 3,000 to 10,000 individuals, or 10,000 to 50,000 acres:	
S3.1	Very threatened.
S3.2	Threatened.
S3.3	No threats known.
• Greater than 100 EOs, or greater than 10,000 individuals, or greater than 50,000 acres:	
S4	Apparently secure; clearly lower than an S3 but reasons exist to be concerned, for example, there is some threat or narrow habitat (such as the Sierra Nevada).
S5	Demonstrably secure to ineradicable.

Appendix E

Non-Native Invasive Plants in the Santa Monica Mountains

Appendix E
Non-Native Invasive Plants in the Santa Monica Mountains [1]

Scientific Name[2]	Common Name[2]
	ANGIOSPERMS
	DICOTYLEDONS
Aizoaceae	**Fig-Marigold Family**
Aptenia cordifolia	Baby sun rose
Carpobrotus edulis	Hottentot-fig
Mesembryanthemum crystallinum	Crystalline iceplant
Anacardiaceae	**Sumac or Cashew Family**
Schinus molle	Peruvian pepper tree
Schinus terebinthifolius	Brazilian pepper tree
Apiaceae	**Carrot Family**
Conium maculatum	Poison hemlock
Foeniculum vulgare	Fennel
Apocynaceae	**Dogbane Family**
Vinca major	Greater periwinkle
Asteraceae	**Sunflower Family**
Ageratina adenophora	Sticky eupatory
Carduus pycnocephalus	Italian thistle
Centaurea melitensis	Tocalote
Centaurea solstitialis	Yellow star-thistle
Chrysanthemum coronarium	Garland or crown daisy
Cirsium vulgare	Bull thistle
Cynara cardunculus	Artichoke thistle, Cardoon
Lactuca serriola	Prickly lettuce
Picris echioides	Bristly ox-tongue
Senecio mikanioides	German-ivy
Silybum marianum	Milk thistle
Sonchus oleraceus	Common sow thistle
Taraxacum officinale	Common dandelion
Xanthium spinosum	Spiny cocklebur
Brassicaceae	**Mustard Family**
Brassica nigra	Black mustard
Brassica rapa	Field mustard, Turnip
Descurainia sophia	Tansy mustard
Hirschfeldia incana	Shortpod mustard
Lobularia maritima	Sweet alyssum
Raphanus sativus	Radish
Sisymbrium irio	London rocket
Sisymbrium officinale	Hedge mustard
Sisymbrium orientale	Oriental mustard
Chenopodium album	Lamb's quarters, Pigweed
Chenopodium murale	Nettle-leaved goosefoot
Salsola tragus	Russian thistle, Tumbleweed
Euphorbiaceae	**Spurge Family**
Ricinus communis	Castor bean
Fabaceae	**Legume Family**
Acacia cyclops	Acacia
Acacia longifolia	Sydney golden or golden wattle
Acacia melanoxylon	Blackwood acacia
Spartium junceum	Spanish broom

Scientific Name[2]	Common Name[2]
ANGIOSPERMS (continued)	
DICOTYLEDONS (continued)	
Geraniaceae	**Geranium Family**
Erodium cicutarium	Red-stemmed filaree
Lamiaceae	**Mint Family**
Marrubium vulgare	Horehound
Malvaceae	**Mallow Family**
Malva parviflora	Cheeseweed, Little mallow
Myoporaceae	**Myoporum Family**
Myoporum laetum	Myoporum
Myrtaceae	**Myrtle Family**
Eucalyptus globulus	Blue gum
Oxalidaceae	**Oxalis Family**
Oxalis pes-caprae	Bermuda buttercup
Polygonaceae	**Buckwheat Family**
Rumex conglomeratus	Whorled dock
Rumex crispus	Curly dock
Simaroubaceae	**Quassia or Simarouba Family**
Ailanthus altissima	Tree of heaven
Solanaceae	**Nightshade Family**
Nicotiana glauca	Tree tobacco
Tropaeolaceae	**Nasturtium Family**
Tropaeolum majus	Garden nasturtium
Zygophyllaceae	**Caltrop Family**
Tribulus terrestris	Puncture vine
ANGIOSPERMS	
MONOCOTYLEDONS	
Poaceae	**Grass Family**
Arundo donax	Giant reed
Avena barbata	Slender wild oat
Avena fatua	Wild oat
Bromus diandrus	Ripgut grass
Bromus hordeaceus	Soft chess
Bromus madritensis	Foxtail chess
Cortaderia selloana	Pampas grass
Cynodon dactylon	Bermuda grass
Hordeum jubatum	Foxtail barley
Pennisetum clandestinum	Kikuyu grass
Pennisetum setaceum	Fountain grass
Phalaris aquatica	Harding grass
Piptatherum miliaceum	Smilo grass
Sorghum halepense	Johnsongrass

[1] *From Recommended List of Native Plants for Landscaping in the Santa Monica Mountains, California Native Plant Society 1992; adapted to Jepson Manual scientific and common names.*

RESOLUTION NO. 18-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01389-2017 AND OAK TREE PERMIT CASE NO. OAK-01390-2017 FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE LOCATED AT 6475 CHESEBRO ROAD.

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

Section I. An application was duly filed by Alex and Sasha Friedland ("Applicant") with respect to the real property located at 6475 Chesebro Road (Assessor's Parcel No. 2055-029-008), requesting approval of a Conditional Use Permit to allow the construction of a new 3,733 square-foot, one-story residence, and an 870 square-foot, attached three-car garage, 591 square feet of patio covers ("Project") (Case No. CUP-01164-2015); and a request for an Oak Tree Permit to remove three (3) oak trees, and encroach in the protected zone of four (4) oak trees for the proposed Project (OAK-01390-2017).

Section II. The Project will be developed on one of eight (8) lots created by a subdivision that created the Palo Comado Ranch Tract (Tract No. 52396). In 2000, the City certified the Final Environmental Impact Report (EIR) for the Palo Comado Ranch Project. An Addendum to the EIR pursuant to CEQA Guidelines Section 15164 was prepared for the Project. The 2018 Addendum was found to be the appropriate CEQA document pursuant to CEQA Guidelines Section 15162 and 15164.

Section III. The Planning Commission of the City of Agoura Hills considered the Project and applications at a public hearing held on July 19, 2018 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and considered by the Planning Commission at the aforesaid public hearing.

Section V. Conditional Use Permit. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds for the Conditional Use Permit, pursuant to Section 9673.2.E. of the Agoura Hills Zoning Ordinance, that:

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The proposed Project is located within the Open Space-Restricted (OS-R) and Significant Ecological Area (SEA) zoning districts, which allows for the development of single-family residences with the approval of a Conditional Use Permit. The subject site is 4.52 acres (196,891 square feet) with only 1.67 acres (72,745 square feet) of developable

area. Lots created as part of the approval of the Palo Comado Ranch Project, which includes this subject site, were designed to preserve sensitive natural areas by identifying the portion of the lot where development could occur. Although the Project building pad is slightly larger than the one initially analyzed in the EIR, the Project preserves natural resources as required by the SEA by building only one structure and maintaining setbacks to the property lines in excess of the minimum required of 50 feet to the front and rear, and 25 feet to the side property lines. No sensitive biological species or habitat are located within the building pad area. Although the Project requests the removal of three (3) small oak trees and encroachment in the protected zone of four (4) other oak trees, the Project is conditioned to add twelve new oak trees in the developable area of the lot. The building height of 31.5 feet is consistent with the maximum 35 feet permitted in the OS-R zone. The Project is also subject to the Old Agoura Design and Equestrian Overlay Districts. The Project accommodates an equestrian area, large enough to build a corral, and a shade structure, in compliance with the Equestrian Overlay District. The Project is also consistent with the Old Agoura Design Guidelines by developing a Project compliant with the recommended size of development for a 1.67-acre lot with an 18.8 percent slope, and while providing sufficient room for utility connections and reserving an area for a Fire Department truck turn-around serving this lot and the adjacent lot.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The Project will contribute to the aesthetic value of the neighborhood as a whole, which consists of single-family residences in a natural, open space setting. The proposed style of architecture and building materials, which include beige colored stuccoed walls, concrete tile roof, and stone veneer clad walls will all contribute to a quality design with earth tone colors and natural materials and will not detract from the natural setting. The Project's architecture is in compliance with the City's Architectural Design Standards and Guidelines because of its side-facing garage, the entry is visible from the access, and the house is clad with stone. The Project is under the recommended maximum floor area outlined in the Guidelines for the location and slope of the lot. The building is placed over 400 feet from Chesebro Road, a private road, and the main access into the residential tract. This distance, combined with the oak tree screening, would minimize views of the Project from off-site.

C. The proposed use, as conditioned, and the conditions under which the Project will be operated or maintained will not be detrimental to the public health, safety or welfare, in that the proposed use will ensure adequate light, air, open space to surrounding properties because the Project complies with the OS-R zone height, and setback requirements. Furthermore, the flag lot on which the Project is located is over 400 feet from Chesebro Road, and is separated from the only house in the tract by a creek and oak woodland. An existing bridge provides safe access to the home, which can support the weight of emergency vehicles. Geotechnical and drainage studies, as well as landscape plans, have been provided for and approved, by the City's Consultants. The Project will be in full compliance with the City's Building Code. The Project will be served by a private septic system, which has received a conditional approval, and is conditioned to receive a final approval, from the Los Angeles County Environmental Health, prior to issuance of grading and building permits.

D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance except for approved variances or modifications. The Project is consistent with the zoning district's requirements for setback, height, building site coverage, and retaining wall heights. The Project is consistent with the Old Agoura Design and Equestrian Overlay Districts relative to the style of architecture because the Project incorporates natural materials and colors, and allows for the equestrian use of the parcel, as the Site Plan shows a 1,500 square-foot reserved for future equestrian purposes. No variances or modifications are required.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. The OS-R zone allows for residential units and accessory uses. There is only one structure proposed on-site, and it complies with the OS-R zone height and setback requirements. Because the lot is a flag lot, the Project is placed over 400 feet from Chesebro Road and at least as far away from adjacent, developed properties. Both the low density of the tract and the natural features of the area includes slopes and trees, which allow for privacy of the residence. The approved Tract Map 52396 dictates the size and shape of the lots and a general location for development in order to minimize impacts on natural features. Although the Project building pad is larger than the building pad analyzed in the EIR, the City prepared an Addendum to the EIR that determined that the Project's footprint will not cause significant impacts to the environment nor will it add development constraints to the adjacent lot. The Project is proposed on a more level part of the lot away from open space hillsides and the sloping banks of the creek while maintaining a distance from the Fire Department truck turn-around that will need to serve this lot in addition to the adjacent lot.

F. The proposed use is consistent with the City's goals and policies of the General Plan. The Project is consistent with Goal LU-7 and Policy LU-7-1 and LU-7-2, which dictate that the type, density and design of homes in the City be diversified and, recognize the contribution of the Project to the City's identity and quality of life for residents in the City. The Project is a single-family residence comparable in size, amenities, and quality to other single-family residences in the Old Agoura residential neighborhood as well as in the Palo Comado Ranch tract, and it adheres to the architectural style and rustic character of the neighborhood, through muted building colors and materials, and naturalistic landscape palette. The Project balances the size of the house and hardscape necessary for access and outdoor spaces in order to comply with the building coverage of the OS zone, which allows for more integration with the natural surroundings. The Project incorporates the equestrian features found in the Old Agoura residential neighborhood, which can accommodate future corrals and structures for animal keeping and animal related equipment housing. The garage is stepped down to limit the grading from expanding further into the natural open space, and turned away from the street so it is not visually dominant from off-site. The Project complies with Goal LU-8 and Policies LU-8.1 through LU-8.7 in that the development, including the house and outdoor amenities, is compact and uses retaining walls to minimize grading into the oak trees' protected zones and under the canopies. The Project includes one single-story structure only with the shortest possible and most direct access from the bridge to the house to preserve the

hillsides in the rear, and at the same time the riparian oak trees in the front. The structure's front yard setback is dictated by the fire department required access, the driveway to the garage, and the necessary utilities. The landscaping is mostly drought-tolerant, non-invasive and limited to the edges of the house and along a short driveway to the front property line to protect existing natural habitats surrounding the development. Although the pad is elevated from the front property line to minimize grading of the slope in the rear yard and the use of retaining walls, it is low enough to maintain views of the hillside beyond the property. The Project consists of only one structure and is located on a flag lot, at least 400 feet away from Chesebro Road beyond the Palo Comado Creek lined with oak trees, and as a result, will be screened from the public access. The front, rear and side yards setbacks, and height comply with the OS-R zone requirements.

Section VI. Oak Tree Permit. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds for the Oak Tree Permit, pursuant to Section 9657.5.C and the Oak Tree Preservation Guidelines of the Agoura Hills Zoning Ordinance, that:

The Project would cause the removal of three (3) oak trees (Oak Tree Nos. 48, 49, and 619) including one (1) Valley Oak and two (2) Coast Live Oak, and the encroachment in the protected zone of four (4) other oak trees (Oak Tree Nos. 51, 52, 73, and 74), all Valley Oak.

A. Removal of the three (3) oak trees and the encroachment into the protected zone of the four (4) oak trees is required because their continued existence prevents the practical development of the subject property. The minor impacts to the oak trees where development is permitted prevent any encroachment in the riparian oak trees along the creek where development is not permitted. The area where the trees are removed is being graded for the Fire Department required walking path. Despite the Applicant's best effort to build around the oak trees, the oak trees prevent the reasonable and efficient use of the residential development otherwise permitted by the Zoning Ordinance in the OS-R zone.

B. The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees on the subject property. The Project is conditioned to comply with the City Oak Tree Preservation Guidelines, Appendix A by taking precautionary measures when grading in proximity to the oak trees, including retaining a certified arborist to monitor the work occurring within the protected zone of the oak trees, fencing the other oak trees during the construction phase, and restricting further development from occurring under the oak tree canopies.

C. The removal or relocation of the oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated. Neither the removal of the oak trees nor the encroachment in the protected zone of the oak trees will result in soil erosion through the diversion or increased flow of surface waters because the Project drainage is designed to control the storm water and irrigation water per the local and state guidelines and minimizes erosion. The removal will

be mitigated, and the encroachments are considered to be minor. The Project is conditioned to plant twelve replacement oak trees, in the part of the lot where development is allowed, and adhering to protection measures, including requiring the fencing of the trees, and the monitoring the work by a certified arborist during the construction phase, and other necessary measures as described in the City of Agoura Hills, Oak Tree Preservation Guidelines, Appendix A to preserve the health of all the existing oak trees.

D. The removal or relocation of the oak trees proposed is necessary because the location of such trees precludes the reasonable and efficient use of such property for use otherwise authorized. The Project involves a single-family home, which is a conditionally permitted use on the property. The Project is compact, but requires a permanent Fire Department foot pedestrian access around the structure, which is placed on the new 3:1 slope that supports the driveway between the cluster of oak trees and the structure. The overall encroachment is less than ten (10) percent of the overall canopy coverage. The Project complies with all applicable provisions of the Zoning Ordinance. Given these facts, the tree removal permits a reasonable and efficient use of the property.

Section VII. Significant Ecological Area. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Sections 9652.18.B and 9652.15.B, that:

A. The proposed Project is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas. Lots created as part of the Palo Comado Ranch Project, including the subject site were designed to preserve natural areas by identifying the portion of the lot where development could occur. Although the Project building pad is slightly larger than the one initially analyzed in the EIR, the Project preserves the natural resource required by the SEA. No sensitive biologic species or habitat is located within the pad area, and the Project does not encroach within the development restricted areas identified in the EIR. The Project is limited to the flatter area of the lot and away from steeper slopes in the deed restricted areas, and would retain the natural vegetation that is in proximity to the creek and open space on the hillside.

B. The proposed Project is designed to maintain water bodies, watercourses, and their tributaries in a natural state. Only the Palo Comado Creek is known to cross the tract, at the eastern portion of the subject site. The Project is outside of the Drainage (D) zone and the Flood Emergency Management Agency (FEMA) flood zone. No grading or structures are proposed as part of the Project in proximity of or on the creek's banks thereby maintaining the drainage in its natural state.

C. The proposed Project is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state. No wildlife movement corridor is known to cross the approved tract and, therefore, the development will not prohibit protected movement of local wildlife. The Project will still allow wildlife to move through the property because the majority of the lot would be left in the open space and the fencing is limited to the front yard area.

D. The proposed Project retains sufficient natural vegetation cover and/or open spaces to buffer critical resource areas from such Project. The Project complies with the open space percentage for a hillside lot, does not encroach in the restricted open space areas designated on the lot, and is clustered near the entrance to the lot so as to not encroach in sensitive habitat. Lots created as part of the Palo Comado Ranch Project, including the subject site were designed to preserve natural areas by identifying the portion of the lot where development could occur. Although the Project building pad is slightly larger than the one initially analyzed in the EIR, the Project preserves the natural resource required by the SEA. No sensitive biologic species or habitat is located within the pad area, and the Project does not encroach within the development restricted areas identified in the EIR. The development is sufficiently distant from the on-site oak woodland and the creek, thereby protecting these existing natural resource areas.

E. Where necessary, fences or walls are provided to buffer important habitat areas from development. No fencing is required to buffer habitat areas. Retaining walls are included in the Project to protect the oak trees closest to the structure. Both the tract and the Project are conditioned to protect sensitive areas as well as by Covenants, Conditions and Restrictions in perpetuity.

F. Roads and utilities serving the proposed Project are located and designed so as not to conflict with critical resources, habitat areas or migratory paths. The bridge leading to the lot was built and the utilities have been installed by the tract developer. The Project does not change these improvements. The new driveway leading to the house will be an extension of the existing Fire Department truck turn-around, and will remain in the developable area of the lot, avoiding the oak tree resource.

Section VIII. Hillside Area. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Sections 9652.18.A and 9652.15.A, that:

A. The Project is located in and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or to property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, erosion hazards, or other hazards. The Project does not create significant threat due to the environmental hazards. The Project demonstrates that the safety of current and future community residents will be preserved based on the approved geotechnical/geological and hydrology studies, the grading, and related drainage design. These studies and plans have demonstrated that the Project will not create threats to life and property due to geologic, slope instability, fire, and flood erosion hazards based on accepted grading practices and slope retention systems by way of retaining walls and landscaping.

B. The Project is compatible with the natural, biotic, cultural, scenic and open space resources of the area. The Project remains compatible with the natural biotic, and open space resources by not disturbing sensitive areas and biologic species, and providing drought-tolerant, mostly native and non-invasive landscaping immediately

adjacent to the structure to stabilize the new 3:1 slopes creating a natural transition with the existing flora. The entire length of the retaining wall in the rear of the house will be screened by the planting areas designed at the base of the wall allowing the wall to blend in the natural topography beyond the Project boundary. Per the EIR and the Addendum, no known archeological, paleontological, historic, religious, or ethnic resources associated with the site were found in the tract, which has been graded with no significant cultural resources reported. The Project remains compatible with the scenic value of the lot and the tract overall because the structure is proposed close to the lowest topographic elevation of the hill, which makes up a large portion of the lot. Furthermore, the height of the structure does not block view of the ridgelines and hillsides beyond. The structure is located over 400 feet from Chesebro Road reducing the visual impacts of the building on the street frontage.

C. The Project can be provided with essential public services and is consistent with the objectives and policies of the General Plan. All basic utilities and emergency access are existing and the new septic system is approved on a preliminary basis by the Los Angeles County Environmental Health Department, and can be serviced without causing impacts to the natural surroundings.

D. The Project will complement the community character and benefit current and future community residents. By providing amenities similar to other neighboring properties, such as outdoor amenities including a pool, spa and a shaded outdoor eating area, space for equestrian activities, utilizing materials, colors, and an architectural design compatible with Old Agoura, and preserving the natural habitat including the oak trees and existing flora, this Project blends in with the community and will serve the current and future property owners.

E. The Project is reviewed with a Conditional Use Permit and found to be consistent with the General Plan and further, that in the hillside areas, the burden of proof set forth in Section 9652.15.A and as enumerated above has been met by the applicant, and that the proposed development is consistent with the general design and construction standards provided in Section 9652.18.A. Furthermore, that in significant ecological areas, the burden of proof set forth in Section 9652.15.B has been met by the applicant. The Project is proposed on an approved lot, approximately 400 feet from the road, situated on the unrestricted development area of the lot per the approved tract map, limited to one primary structure, and clustered near the entrance to the lot.

Section IX. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. CUP-01389-2017 and Oak Tree Permit Case No. Oak-01390-2017, subject to the conditions attached as Exhibit C, with respect to the Project and property described in Section I hereof.

Section X. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 19th day of July, 2018, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSTAIN: (0)
ABSENT: (0)

_____
Curtis Zacuto, Chair

ATTEST

_____
Doug Hooper, Secretary

EXHIBIT C
CONDITIONS OF APPROVAL
(Case Nos. CUP-01389-2017 & OAK-01390-2017)

PLANNING DEPARTMENT

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.

2. The approval of these permits shall not be effective for any purpose until the Applicants have agreed in writing that they are aware of, and accept, all conditions of these permits with the Planning Department.

3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits: Site Plan, Building Elevation Plans, Floor Plan, Roof Plan, Grading Plan, and Landscape Plan.

4. All exterior materials used in this Project shall be in conformance with the materials samples submitted as a part of this Application.

5. It is hereby declared to be the intent that if any provision of these permits is held or declared invalid, the permits shall be void and the privileges granted hereunder shall lapse.

6. It is further declared and made a condition of this action that if any condition herein is violated, the permits shall be suspended and the privileges granted hereunder shall lapse; provided that the Applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.

7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in these permits or on the approved Site Plan.

8. No occupancy shall be granted for any new building until all conditions of approval have been complied with as determined by the Director of Planning.

9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property, in conformance with the City Parking Ordinance. A minimum interior clear space of 20 feet by 20 feet must be maintained within the garage.

10. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.

11. The Applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.

12. Unless these permits are used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-01389-2017 and Oak Tree Permit Case No. OAK-01390-2017 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

13. The Applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a building permit. The current fee is $1.41/$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.

14. The Applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is $3.79 per square foot for residential construction.

15. All outstanding fees owed to the City, if any, shall be paid by the Applicant within thirty (30) days from the date of this approval.

16. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.

17. Retaining walls shall not be built with an exposed face greater than six (6) feet tall.

18. In the event archaeological resources are encountered during ground-disturbing activities, the City Planning Department shall be notified immediately, and work shall stop within a 100-foot radius until a qualified archaeologist approved by the City Planning Department, and retained and paid for by the developer/Applicant, has assessed the nature, extent, and potential significance of any remains pursuant to the California Environmental Quality Act (CEQA). In the event such resources are determined to be significant, appropriate actions are to be determined by the archaeologist consistent with CEQA (PRC Section 21083.2) and the City General Plan, in consultation with the City Planning Department.

19. If human remains are unearthed during ground disturbing activities, State Health and Safety Code Section 7050.5 requires that no further disturbances shall occur until the County Coroner has made the necessary findings regarding origin and disposition pursuant to the Public Resources Code Section 5097.98. If human remains are unearthed, the developer/contractor shall contact the City Planning Department and County Coroner immediately. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) though to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. If an archaeologist and/or a Native American representative is needed to assessed the remains and determine a course of action, all such fees and expenses shall be the responsibility of the developer/contractor and not the City.

20. To the extent feasible, the Applicant shall not remove or otherwise disturb vegetation, prepare the site, or conduct any other construction related activities within the work areas to avoid impacts to breeding and/or nesting birds from February 1 through September 1, the recognized breeding, nesting and fledging season for raptor and bird species. If such activities in the work areas during the breeding and nesting season cannot be avoided, then prior to any ground or vegetation disturbing activities, the Applicant shall retain a qualified biologist/ornithologist acceptable to the City Planning Department to conduct a survey of all breeding and nesting habitats within the work areas and vicinity within one (1) week prior to construction or vegetation clearing activities. The extent of the survey buffer area surrounding the site shall be established by the biologist to ensure that direct and indirect effects to nesting/breeding birds are avoided. A report discussing the results of the bird survey shall be submitted for review by the City Planning Department prior to any vegetation removal, site preparation or construction activity. If active nests are found within the survey area, activities within a 300-foot radius (500 feet for raptors) shall not be allowed until an appropriate buffer can be established. Limits of construction to avoid a nest site shall be established in the field with flagging and stakes or construction fencing. Activities within the buffer area shall be postponed or halted at the discretion of a biological monitor until the nest is vacated and juveniles have fledged, and there is no evidence of a second attempt at nesting. If a state or federally listed species is found, the CDFW and/or the USFWS, as applicable, shall be notified within 24 hours of the sighting, and construction work shall not occur until concurrence has been received that operations may proceed. The biologist shall record the results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds, and provide the documentation to the City Planning Department upon completion of the work and prior to issuance of a Certificate of Occupancy.

21. Final Fuel Modification Plan approval by the County Fire Department Fuel Modification Unit is required prior to issuance of a Building Permit.

22. It is the responsibility of the Applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.

23. A pre-construction conference shall be held prior to the issuance of a Grading Permit, with all construction personnel involved with the grading operations.

24. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert

fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the Applicant of any obligation under this condition.

BUILDING AND SAFETY DEPARTMENT

25. This Project shall be subject to the 2016 California Residential, Building, Mechanical, Plumbing, Electrical, Energy, Green Building Codes and Agoura Hills Municipal Code.

26. All exterior materials used for eaves, sidings, porch, patio, decks, canopies, carport and other similar structures need to meet the Very High Fire Hazard Severity Zone as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code.

27. The Applicant shall note on the plans that all new or replaced windows will be tempered on at least one side of the dual pane, or a 20 minute rated window or glass blocks per Section 704A.3.2.2 of the 2016 California Building Code.

28. A two percent (2%) slope away from the structure for drainage (on the first 5 feet) all around the new structure(s) shall be provided.

29. Per AQMD Rule 445 only fireplaces fueled by gas (such as gas logs) may be installed in a new residence. Permanently installed indoor or outdoor wood-burning fireplaces or stoves are not permitted.

30. Fire Sprinklers will be required for all new structures and must meet 2016 California Building and Residential Code and 2017 County of Los Angeles Fire Code.

31. Soils report will be required for this Project.

32. Handrails shall be required for exterior stairs with four (4) or more risers per 2016 California Residential Code.

33. Built in BBQ's shall be three feet away from any combustible materials (above the open flame area) unless the material above is non-combustible or an approved UL listed hood is provided.

34. Pool fencing shall be provided. If utilizing the perimeter fencing for this purpose, the fence must meet the pool fencing requirement for the height, type, latch and swing of door, etc.

35. Los Angeles County Fire Department review and approval will be required for all new structures.

36. Los Angeles County Environmental Health Services Department approval is required for the installation of any septic tanks, leach fields or seepage pits and future leach fields and seepage pits.

37. Las Virgenes Municipal Water District approval will be required.

PUBLIC WORKS/ENGINEERING DEPARTMENT

38. Prior to permitting, all required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.

39. Prior to permitting, the applicant shall pay all applicable Transportation Impact Fee (TIF) to the Building and Safety Department.

40. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's office.

41. Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.

42. The grading plan shall show location(s) of all Oak trees, if any, within the vicinity of the site. The applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval, if any.

43. Prior to permitting, the applicant shall submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.

44. Prior to permitting, the project shall obtain a permit from the Los Angeles County Health & Fire Departments, and from Las Virgenes Municipal Water District.

45. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. The applicant shall contact the Engineering Department at 818.597.7322 for approved City certification forms.

46. Grading and Building Permits shall not be issued until applicant has obtained septic system approval from Los Angeles County Health Department.

47. This property is within the LVMWD service area. The applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid prior to permitting.

48. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.

49. The applicant shall submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.

50. Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:

    a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
    b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
    c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
    d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.

51. Prior to the approval of the Grading Plan and issuance of Grading Permit, a completed Low Impact Development (LID) Plan shall be submitted to and approved by the Engineering Department. The LID Plan shall comply with the

requirements of the LID Ordinance and Los Angeles County LID Standards Manual. The LID Plan shall include the following information:

- Identification of whether the proposed project is a Designated or Non-Designated Project.
- If the proposed project is a Designated Project, identification of the project category.
- Feasibility of infiltration including a percolation report as part of a geotechnical report prepared by a geotechnical engineer.
- Source control measure(s) proposed to be implemented
- Calculation of the SWQDv.
- Discussion on whether stormwater runoff harvest and use is feasible.
- Stormwater quality control measure(s) proposed to be implemented.
- Discussion of how the applicable water quality standards and total maximum daily loads (TMDLs) will be addressed (off-site mitigation projects only).
- Proposed hydromodification controls and calculations (if necessary).
- Proposed maintenance plan (if necessary).

52. SWPPP Plan – All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Stormwater BMP Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.

Said plan shall, among other things, ensure that the following minimum requirements are effectively implemented at all construction sites:

a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;

b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;

c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;

d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.

53. Prior to issuance of Certificate of Occupancy, all remaining fees/ deposits required by the Engineering Department must be paid in full.

54. Prior to issuance of Certificate of Occupancy, the applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. No final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.

55. Prior to issuance of Certificate of Occupancy, the applicant shall record a covenant for continued storm water maintenance, using City-approved forms, with the Los Angeles County.

56. All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.

57. Upon receiving the Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by the City Engineer, to resolve said conflicts/issues. All conditions are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

GEOTECHNICAL

58. The Applicant shall comply with all the items in the City Geotechnical Consultant's (GeoDynamics, Inc.) Conditions of Approval memorandum dated March 13, 2018, which is incorporated herein by this reference, and in the geotechnical report prepared by Subsurface Design Inc. during the Plan Check process.

OAK TREE

59. No oak tree shall be removed or encroached upon prior to issuance of a grading permit or building permit.

60. All tree replacement, monitoring, and avoidance and minimization measures outlined in the Revised Oak Tree Report (Envicom, November 2017) under Section IV. Mitigation Measures (pages 6 and 7) and Section V. Recommendations (page 6) shall be implemented. Specifically, as stated in the Oak Tree Report, a total of 12 coast live oak trees shall be planted onsite to mitigate for the three coast live oak that would be removed, which shall include: 6 – 24" box, 3 – 36" box, and 3 - 15 gallon coast live oak trees.

61. The following trees will be encroached by grading for the single-family residence: #51, 52, 73 and 74. The developer shall retain a certified arborist who shall be present during initial ground disturbance work (i.e., grading) that will occur within the Protective Zone of these trees. The certified arborist shall prescribe measures to avoid or minimize damage to tree roots during grading activities and damage to branches from heavy equipment.

62. All oak trees located on the property, including those that would be planted as shown on the landscape plan, shall be preserved in perpetuity.

63. Prior to the start of any work or mobilization at the site, protective fencing shall be installed at the Protective Zone of the oak trees that are located adjacent to work activities. The Applicant or their consulting arborist shall consult the City's Oak Tree Consultant to determine the exact fencing configuration and appropriate fencing material, and submit a fencing plan subject to approval by the City's Oak Tree Consultant. The City's Oak Tree Consultant shall verify the installation of protective fencing prior to the start of construction activities.

64. The Applicant shall provide a minimum of 48 hours' notice to the City Oak Tree Consultant prior to the start of approved work within the Protected Zone of any oak tree.

65. No grading, scarifying or other soil disturbance shall be permitted within the portion of the Protective Zone of any oak tree that is not proposed to be removed or encroached.

66. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.

67. No irrigation or ground cover shall be installed within the Protective Zone of any existing oak tree unless specifically approved by the City Oak Tree Consultant and the Planning Director.

68. Prior to removal of the protective fencing, the Applicant shall contact the City Oak Tree Consultant to perform a final inspection. The Applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak tree at that time.

69. No pruning of live wood of an oak tree (including branches and roots) shall be permitted unless specifically authorized by the City Oak Tree Consultant and/or following an approved oak tree permit. Any authorized pruning shall be performed by a qualified arborist under the direct observation of the Applicant's oak tree consultant. All pruning operations shall be consistent with ANSI A300 Standards – Part 1 Pruning and the most recent edition of the International Society of Arboriculture Best Management Practices for Tree Pruning.

70. No herbicides shall be used within 100 feet of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.

71. The Applicant's consulting arborist shall submit certification letters for all work completed within the protected zone of an oak tree within five working days of the completion of said work. The letter(s) shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

LANDSCAPING

72. Final Landscape Plans shall substantially conform to the Landscape Plans prepared by Alan Bernstein, Architects + Landscape Architects, dated March 3, 2018, as approved by the City of Agoura Hills Planning Commission.

73. Location and material of paved surfaces, accessory structures, walls and fences, landscape features and other site improvements shown on the final plans shall conform to the Planning Commission approved plans.

74. Prior to the approval of a grading permit, the Applicant shall submit three (3) sets of Final Landscape Plans for review by the City Landscape Consultant and approval by the Planning Director. A California Landscape Architect with current license shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan, Building Elevations and Final Grading Plan. Conditions of Approval shall also be submitted with the Landscape and Irrigation Plans. The Planting and Irrigation Plans shall meet the requirements of the State Model Water Efficient Landscape Ordinance and Division 8, Chapter 6, Article IX of the Agoura Hills Municipal Code.

75. At the time of the Final Landscape Plans submittal, the Project Landscape Architect shall provide the City with written confirmation that the civil engineering drawings have been reviewed and that the Landscape Plan is not in conflict with the requirements of the National Pollutant Discharge Elimination System (NPDES) or Low Impact Development Standards (LID).

76. Planting Plans shall indicate the botanical name, the plant container sizes and spacing. The minimum size of trees shall be fifteen (15) gallon. The minimum size of shrubs shall be five (5) gallon except shrubs planted as groundcovers and or as accent planting, which may be one (1) gallon size. Plant sizes may be increased on some Projects at the discretion of the Planning Director. (If necessary specify required plant sizes). Plant symbols shall depict 75 percent of the size of the plant at maturity. Palm trees are not permitted in the City of Agoura Hills. All plant material shall be compatible with Sunset's Climate Zone 18.

77. The Final Landscape Plans shall include the following notes:

a. The Project Landscape Architect shall inspect and certify in writing that the landscape installation is in conformance with the approved Landscape Plans.
b. Identification of the total square footage of the landscape area within the Project.

78. The Final Irrigation Plans shall be provided separate from, but utilizing the same format as, the Planting Plans. The Final Irrigation Plans shall include calculations that demonstrate the irrigation design hydraulically works given the static and working design pressure of the system.

79. With the Final Landscape Plans, three (3) copies of plans, details, and specifications shall be provided, addressing but not limited to, layout, planting, soil preparation, tree staking, guying, installation details and post installation maintenance.

80. The approved landscape shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.

81. Invasive non-native plants that can threaten the local wildland ecosystems are not permitted. These plants are listed in the California Invasive Plant Inventory published by the California Invasive Plant Council.

82. The Final Landscape Plan shall be approved by the Fuel Modification Unit of the County of Los Angeles Fire Department prior to the issuance of a building permit.

83. Landscape improvements, planting, and irrigation installation shall be subject to inspection and approval by the Planning Department prior to final building permit inspection.

ENVIRONMENTAL

84. The Project shall comply with the applicable mitigation measures of the 2000 Palo Comado Ranch Tract No. 52396 Final Environmental Impact Report attached to the Addendum Resolution.

SOLID WASTE MANAGEMENT

85. To ensure that solid waste generated by the Project is diverted from the landfill and reduced, reused, or recycled, the Applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for a percent of the waste generated on the Project to be diverted from the landfill, at the rate currently required by California Department of Resources Recycling and Recovery. Plans shall include the entire Project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved

by the Planning Department prior to issuance of a Building Permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.

86. The Project shall comply with the City's Waste Reduction & Recycling Plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed Project. After completion of demolition and/or construction, the Applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the Applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the Project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted to and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.

87. The Applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

END

Old Agoura Home Owners
Planning and Zoning Committee

September 20, 2017.

Attn: City of Agoura Hills Planning Dept.
Re: 6475 Chesebro Road, Friedland Residence

The Planning and zoning committee, from the Old Agoura Home Owners, has visited the subject site. We reviewed the plans provided by Schneider Architects, dated June, 9th 2017; no revision provided. Also, provided were color renderings: Providing the stone, stucco and roof colors, and a topo map.

The project consist of a new 3,548 house, a 3 car 864s.f. garage and front and back trellises totaling just over 400 s.f. The lot, is stated as 2.10 acres, making the lot coverage a moot point. The development will need to comply with 1,500 s.f. horse keeping area; as shown, it is 325 s.f.

The classic European style house has good articulation, and nice oval dormer windows, that break up the steep roof. The arched windows, entry and bowed landing with the concrete balustrades add a nice touch to this house.

In a time, where to many developments are about going "big" this project puts the house into a scale that preserves the openness, and embraces the essence of Old Agoura. We applaud the owner and architect for scale of the project.

Our one suggestion would be, we would like to see the ridge material match the color of the roof.

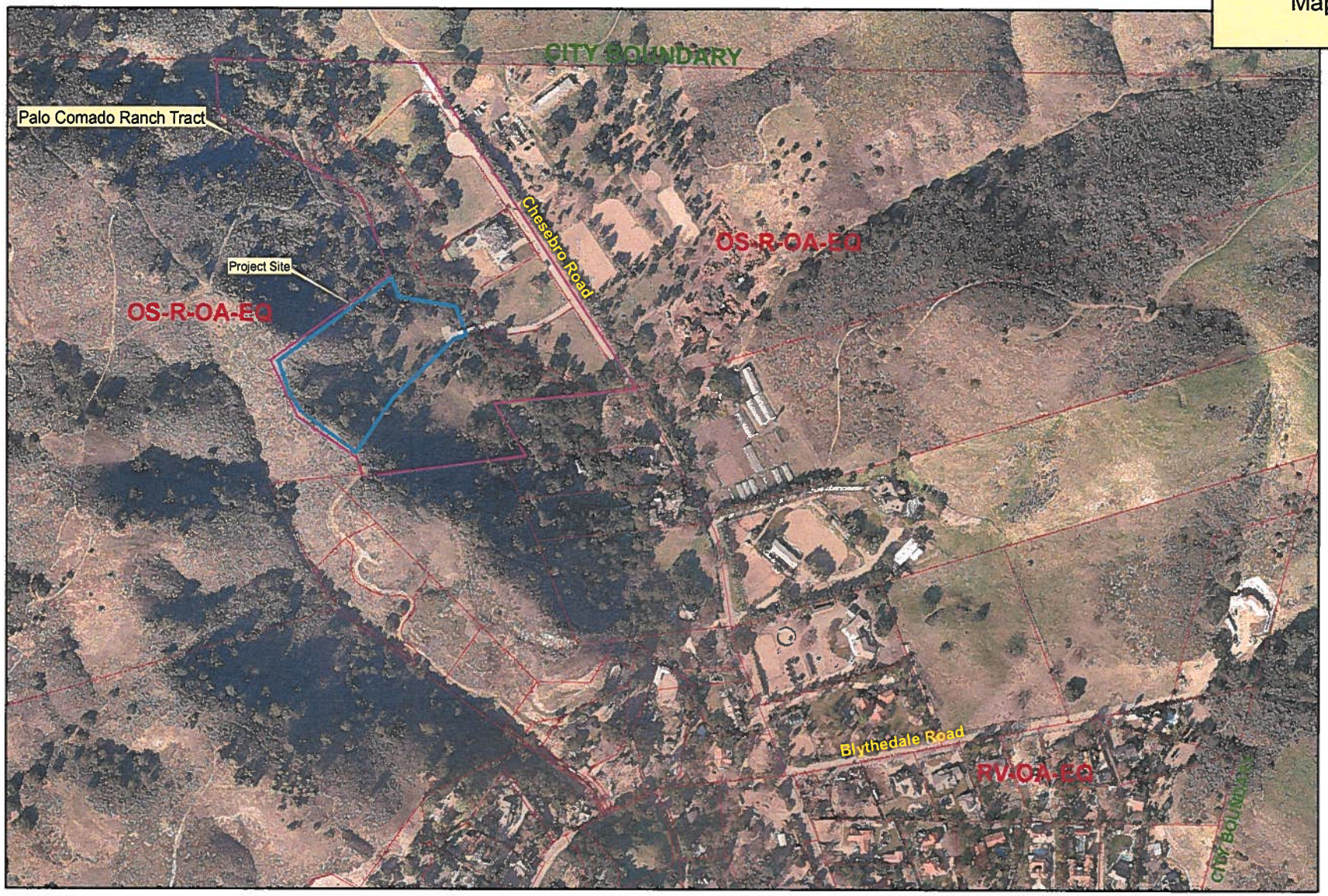
Notwithstanding the ridge color; we would like to suggest approval, given the positive attributes of this project. We wish the applicant well with their project.

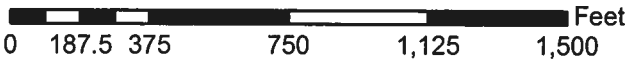
Thank you.
Phil Ramuno
Daniel Farkash
Mike Colabella

City of Agoura Hills

CONDITIONAL USE PERMIT CASE NO. CUP-01389-2017, AND OAK TREE PERMIT CASE NO. OAK-01390-2017 FOR PARCEL NO. 2055-029-008

Vicinity/Zoning Map





GRADING NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 8 OF THE AGOURA HILLS MUNICIPAL CODE.
2. A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
3. ALL EXPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
4. ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT SOILS AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
5. ANY CHANGES IN THE WORK HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
6. THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOILS INSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
7. REPORTS REQUIRED:

   1. ROUGH GRADING REPORT. PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL, STATING THAT ALL ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLANS.

   2. FINAL GRADING REPORT. PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THE REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANTING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.
8. AN AS-BUILT SOILS REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT, PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, THE RESULTS OF ALL COMPACTION TESTS, AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, OUTLINE AND ELEVATIONS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL SUBDRAINS AND FLOWLINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALL BACKDRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
9. TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS. IF THE EXPANSION INDEX IS GREATER THAN 130, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
10. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALOSHA REGULATIONS.
11. A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
12. ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.

INSPECTION NOTES

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS.

1. WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED, OR OTHERWISE PREPARED FOR FILL, FILL SHALL NOT HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
2. ROUGH: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED
3. FINAL: WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE INSTALLED AND THE RECORD DRAWINGS (AS-BUILT PLANS), REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED.

ALL REQUIRED REPORTS AND STATEMENTS TO THE BUILDING AND SAFETY DEPARTMENTS SHALL BE PREPARED IN ACCORDANCE WITH SECTIONS 7028 AND 7021 OF THE BUILDING CODE.

LEGEND AND SYMBOLS

PROJECT BOUNDARY

EXISTING GRADE CONTOUR 1100

PROPOSED GRADE CONTOUR 1100

SPOT ELEVATION x 1100

PROPOSED SLOPE PER PLAN

RETAINING WALL

DAYLIGHT CUT/FILL LINE C F

DIRECTION OF FLOW (SLOPE) %

CONSTRUCTION NOTE NUMBER (3)

PUBLIC UTILITIES / SERVICES

WATER:	LAS VIRGENES MUNICIPAL WATER DISTRICT 4232 LAS VIRGENES ROAD CALABASAS, CA 91302 (818) 880-4118
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON 3589 FOOTHILL DRIVE THOUSAND OAKS, CA 91361 (805) 494-7018
TELEPHONE:	SBC (PAC BELL) 16201 RAYMER STREET, #115 VAN NUYS, CA 91406 (818) 373-6889
GAS:	SOUTHERN CALIFORNIA GAS 9400 OAKDALE AVENUE CHATSWORTH, CA 91313 (818) 701-3324
SEWER:	LA COUNTY, DEPT. OF PUBLIC WORKS SEWER MAINTENANCE DIVISION 1000 S. FREMONT AVENUE, BLDG A9 EAST ALHAMBRA, CA 91803 (626) 300-3300
CABLE:	ADELPHIA 2323 TELLER ROAD NEWBURY PARK, CA 91320 (805) 375-5213
CABLE:	CHARTER COMMUNICATIONS 3800 CROSSCREEK ROAD MALIBU, CA 90265 (310) 456-9010
CALTRANS:	CALTRANS 5860 RESEDA BOULEVARD TARZANA, CA 91356 (805) 389-1426

PUBLIC IMPROVEMENT NOTES

1. AN ENCROACHMENT PERMIT IS REQUIRED OF ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY (ROW). ALL APPLICABLE FEES MUST BE PAID AND SECURITIES POSTED PRIOR TO ISSUANCE OF PERMIT. ALL WORK INVOLVING STREET IMPROVEMENTS REQUIRE APPROVAL FROM THE PUBLIC WORKS INSPECTOR. APPLICANTS SHALL ALLOW 48 HOURS ADVANCE NOTICE TO THE DEPARTMENT OF PUBLIC WORKS TO SCHEDULE ALL INSPECTIONS.
2. CONTRACTORS SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 1-800-422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
3. REQUIREMENTS FOR STREET STRUCTURAL SECTION TO BE DETERMINED BY SOIL ANALYSIS AND APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT OF BASE MATERIALS.
4. WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH LAS VIRGENES MUNICIPAL WATER DISTRICT WORKS MANUAL.
5. SEPARATION OF WATER AND WASTEWATER LINES SHALL BE IN ACCORDANCE WITH LAS VIRGENES MUNICIPAL WATER DISTRICT.
6. PRIOR TO CONNECTION TO WATER AND SEWER MAINS IN THE PUBLIC RIGHT-OF-WAY, APPLICANT SHALL PROVIDE DOCUMENTATION FROM LAS VIRGENES MUNICIPAL WATER DISTRICT TO THE CITY STATING THAT ALL CONNECTION FEES HAVE BEEN PAID.
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITY LINES SHOWN ON THES DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

ABBREVIATIONS

AC - ASPHALTIC CONCRETE
BF - BOTTOM OF FOOTING
CB - CATCH BASIN
CF - CURB FACE
℄ - CENTERLINE
CLF - CHAIN LINK FENCE
CO - CLEAN OUT
DB - DEBRIS BASIN
DL - DAYLIGHT
EG - EXISTING GROUND
EX0 - EDGE OF GUTTER
EP - EDGE OF PAVEMENT
FF - FINISHED FLOOR
FG - FINISHED GRADE
FH - FIRE HYDRANT
FL - FLOWLINE
FS - FINISH SURFACE
HC RMP - HANDICAP RAMP
HP - HIGH POINT
INV - INVERT
NG - NATURAL GROUND
NTS - NOT TO SCALE
PL - PROPERTY LINE
POB - POINT OF BEGINNING
SDMH - STORM DRAIN MANHOLE
SMH - SEWER MANHOLE
SS - SANITARY SEWER
TB - TOP OF BERM
TC - TOP OF CURB
TF - TOP OF FOOTING
TG - TOP OF GRATE
TW - TOP OF WALL
TYP - TYPICAL
WF - WALL FACE
WM - WATER METER
WV - WATER VALVE

STORMWATER POLLUTION NOTES

1. APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC, "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE SIGNED AND STAMPED BY A STATE-LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF ONSITE POLLUTANTS TO OFFSITE LOCATIONS DURING AND AFTER CONSTRUCTION.
2. A SITE-SPECIFIC, "WET-WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DESCRIBE BMP'S TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPICT THEIR LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM OCTOBER 1ST THROUGH APRIL 15TH.
3. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL ONSITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
4. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE, OR WIND.
5. STOCKPILES OR EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
6. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST VE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
7. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
8. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
9. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
10. ANY SLOPES WITH DISTURBED SOILS OR DENUDED VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
11. EXCEPT AS OTHERWISE DIRECTED BY THE CITY INSPECTOR, ALL DRAINAGE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY IS 40%, AND MAINTAINED DURING THE RAINY SEASON (NOVEMBER 1ST THROUGH APRIL 15TH OF THE SUCCEEDING YEAR) FOR EACH YEAR THE GRADING REMAINS INCOMPLETE. REFER TO SITE-SPECIFIC WET-WEATHER EROSION-CONTROL PLAN.
12. CATCH BASIN FILTER INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

OAK TREE NOTES

1. APPLICANT MUST CONTACT CITY OAK TREE CONSULTANT, (818) 597-7350, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES."
2. FOR OAK TREES EXISTING ON OR OFF-SITE OR IMMEDIATELY ADJACENT (WITHIN 100 FEET OF THE PROJECT BOUNDARIES) THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO ANY WORK. FENCING AROUND OAK TREES' PROTECTIVE ZONES SHALL BE PROVIDED, AND ALL CLEARING AND GRUBBING OF ORGANIC MATTERS FROM THE SITE AS STIPULATED UNDER THE OAK TREE PERMIT, BEFORE THE APPROVAL TO PROCEED WITH THE GRADING WILL BE ISSUED. AFTER NOTIFICATION THAT THIS STAGE HAS BEEN COMPLETED, THE SITE WILL BE INSPECTED BY THE CITY'S OAK TREE ADMINISTRATOR, WHEN APPROVED, THE APPROVAL TO PROCEED WILL BE ISSUED IN WRITING BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
3. ALL OAK TREE WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF AGOURA HILLS TREE ORDINANCE AND OAK TREE PRESERVATION AND PROTECTION GUIDELINES.
4. UNDER NO CONDITION SHALL ANY WORK BE DONE WITHIN THE PROTECTED ZONE OF ANY OAK TREE, WITHOUT OBTAINING AN OAK TREE ENCROACHMENT PERMIT AND 48 HOURS ADVANCE NOTICE TO THE CITY. FURTHERMORE, NO PROTECTIVE FENCING SHALL BE RELOCATED OR MOVED WITHOUT CITY APPROVAL.

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

INDEX OF DRAWINGS

ESTIMATED EARTHWORK QUANTITIES

ESTIMATED CUT: 709 CY ESTIMATED EXPORT: 516 CY
ESTIMATED FILL: 283 CY ESTIMATED IMPORT: 0 CY
ESTIMATED OVER-EXCAVATION: 0 CY

BENCHMARK:

DESCRIPTION: BM NO. Y-9982 ELEVATION: 999.507' SURVEY DATE: 5-16-17

RECORD DRAWING STATEMENT

I, _____, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NOS. ____ THROUGH ____ MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER DATE RCE NO. EXP. DATE

SOILS APPROVAL

THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED _____.

REGISTERED GEOLOGIST DATE RCE NO. EXP DATE
REGISTERED GEOTECHNICAL ENGINEER DATE RCE NO. EXP DATE

OWNER

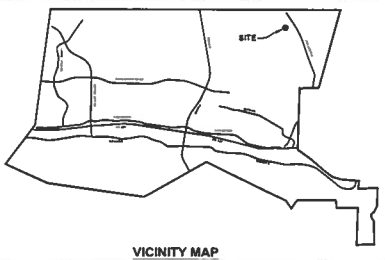
NAME: ALEX & SASHA FRIEDLAND
ADDRESS: 4391 VIA RIO, NEWBURY PARK, CA 91320
REPRESENTATIVE: ALEX FRIEDLAND
TELEPHONE: (805) 716-3323

CIVIL ENGINEER

NAME: M3 CIVIL
ADDRESS: 5251 VERDUGO WAY SUITE L, CAMARILLO, CA 93012
REPRESENTATIVE: JACOB LUKIEWSKI
TELEPHONE: (805) 445-4404

GEOTECHNICAL ENGINEER

NAME: SUBSURFACE DESIGNS
ADDRESS: 12848 FOOTHILL BLVD, SYLMAR, CA 91342
REPRESENTATIVE: MARK J. TRIEBOLD
TELEPHONE: (818) 898-1595



VICINITY MAP

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY
M³ CIVIL
Consulting Civil Engineers
5251 VERDUGO WAY, SUITE L
CAMARILLO, CA 93012
(805) 445-4404
JACOB@M3CIVIL.COM

JACOB C. LUKIEWSKI, RCE 71534 DATE
PRINCIPAL ENGINEER

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY DATE

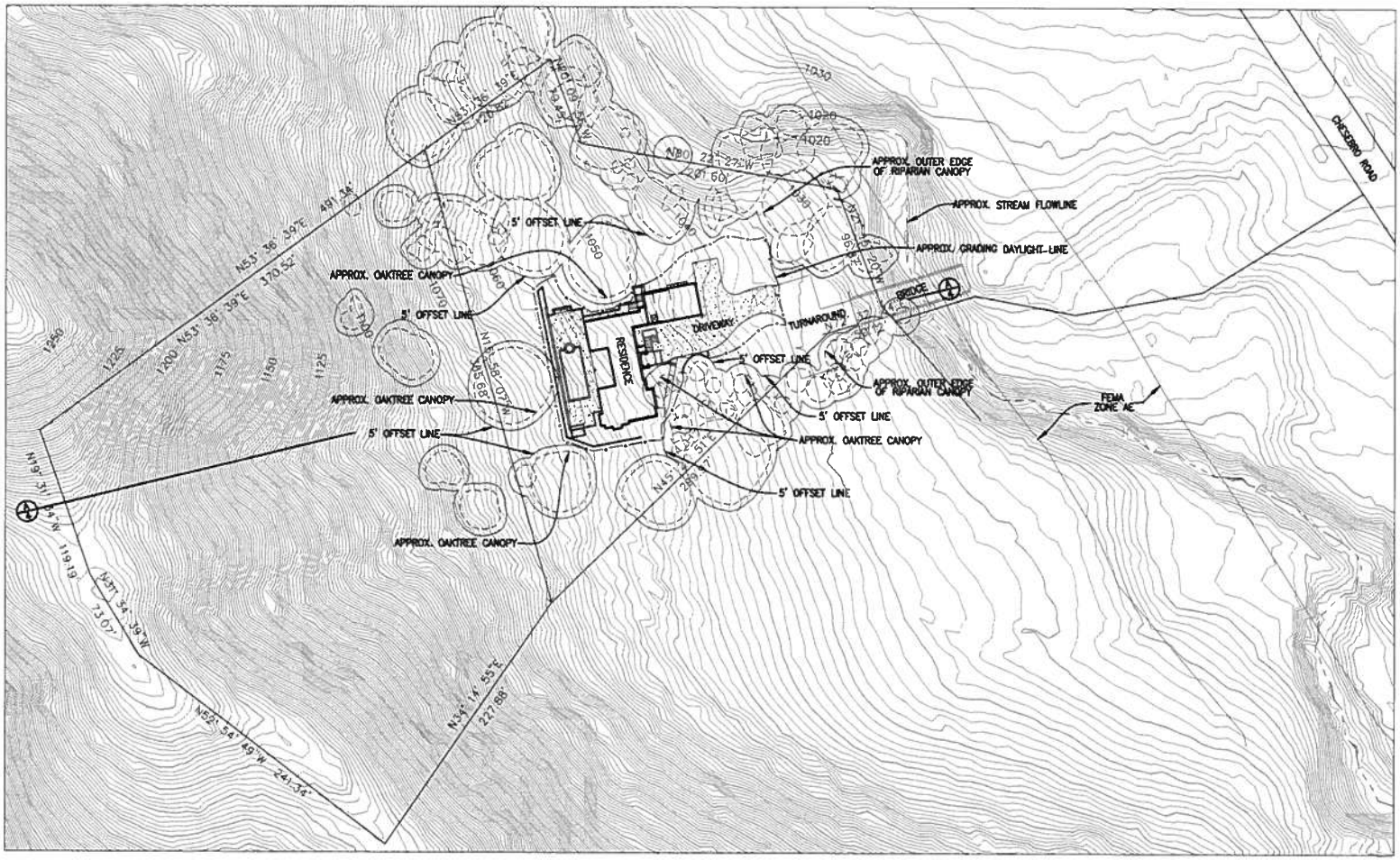
RAMIRO S. ADEVA DATE 66865 RCE NO. 09/30/18 EXP DATE
CITY ENGINEER

AGOURA HILLS

COVER SHEET

TRACT 52396 LOT 8, APN 2055-029-008
6475 CHESEBRO ROAD, AGOURA HILLS, CA 91301

SHEET 1 OF 6



811 Know what's below. Call before you dig.

DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASE MAP

CONTOURS BASED ON COUNTY OF LOS ANGELES 2009 LIDAR TOPOGRAPHIC MAPPING

LEGEND

DAYLIGHT LINE

0' 40' 80' 120'

FEET

SCALE 1"=40'

DVIEW TWIST 0°

NORTH

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY

M³ CIVIL
Consulting Civil Engineers

5251 VERDUGO WAY, SUITE L
CAMARILLO, CA 93012
(805) 445-4404
JACOB@M3CIVIL.COM

JACOB G. LUKIEWSKI, RCE 71534
PRINCIPAL ENGINEER
DATE

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY DATE

RAMIRO S. ADEVA
CITY ENGINEER
DATE

66865 RCE NO
09/30/18 EXP DATE

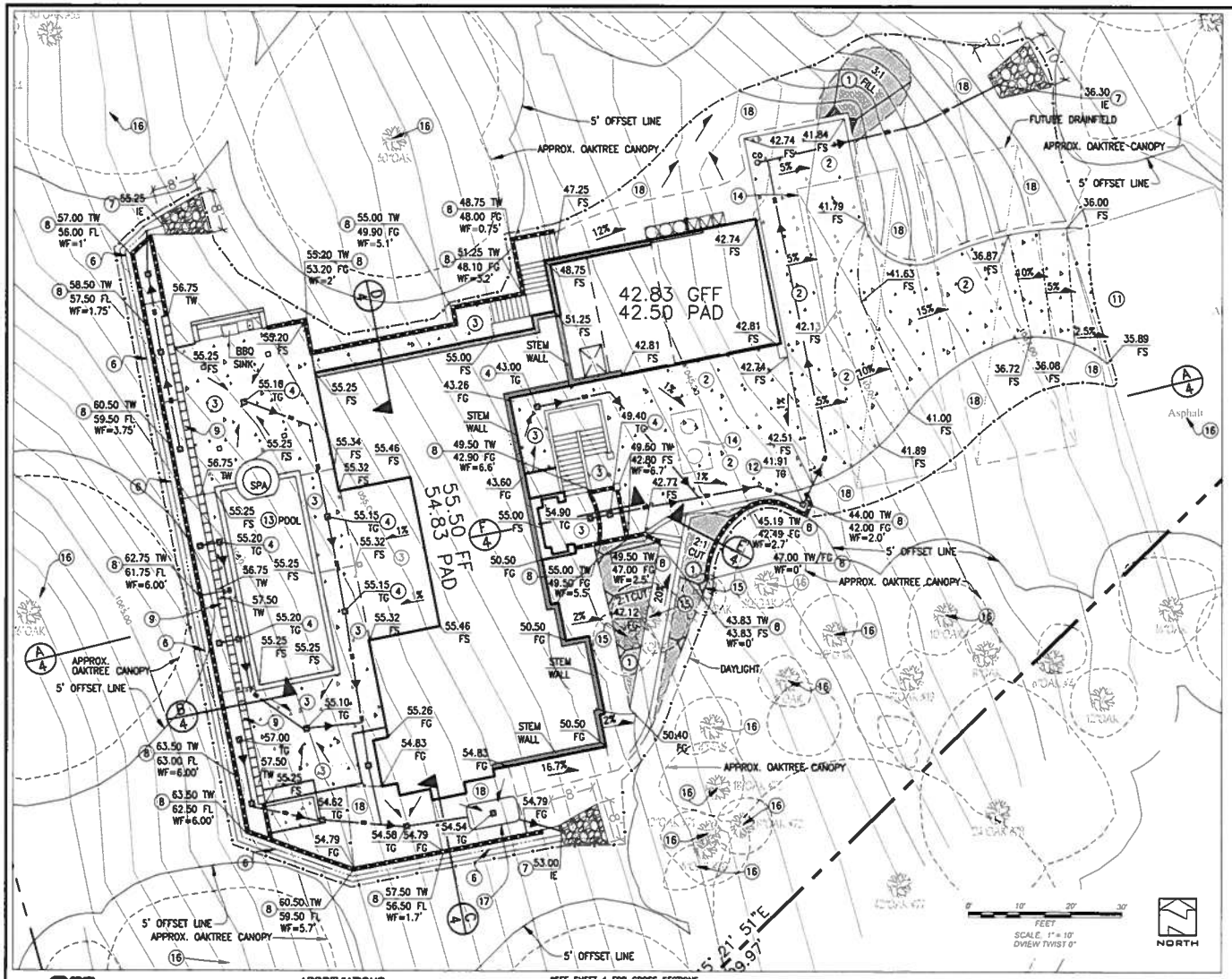
AGOURA HILLS

OVERVIEW SITE TOPO MAP

TRACT 52396 LOT 8, APN 2055-029-008

6475 CHESEBRO ROAD, AGOURA HILLS, CA 91301

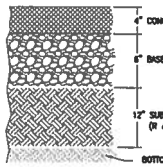
SHEET 2 OF 6



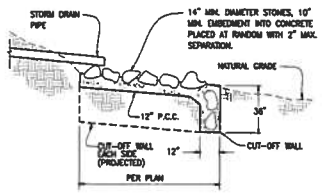
*SEE SHEET 4 FOR CROSS SECTIONS

CONSTRUCTION NOTES

1. CONSTRUCT CUT OR FILL SLOPE PER THE GRADES SHOWN. ALL GRADING SHALL BE PER THE SOIL ENGINEER'S RECOMMENDATIONS.
2. CONSTRUCT DRIVEWAY, 4" CONCRETE, OVER 6" AGGREGATE BASE (AB), OVER 12" SUB-GRADE. ALL COMPACTED AT 95% RELATIVE COMPACTION, PER THE SOILS ENGINEER'S RECOMMENDATIONS, PER DETAIL 2, HEREON.
3. CONSTRUCT HARDSCAPE (TYPE & FINISH PER OWNER OR ARCHITECT APPROVAL), OVER 4" SAND OR AB(TYP), OVER 12" SUB-GRADE, ALL COMPACTED AT 95% RELATIVE COMPACTION, PER THE SOILS ENGINEER'S RECOMMENDATIONS.
4. INSTALL 12" DRAIN INLET TO THE ELEVATIONS SHOWN PER PLAN, CONNECT TO STORM DRAIN PIPE.
5. INSTALL PVC SDR 35 STORM DRAIN PIPE, SIZE PER PLAN, TO THE INVERT ELEVATIONS PER PLAN, 2% MINIMUM SLOPE, MINIMUM 12" COVER OVER PIPE.
6. CONSTRUCT 24" WIDE, 6" DEEP, PORTLAND CEMENT CONCRETE (PCC) DRAINAGE SWALE.
7. CONSTRUCT GROUTED ROCK RIP-RAP DISSIPATOR, PER DETAIL 7, HEREON.
8. CONSTRUCT CMU RETAINING WALL, PER SEPARATE PERMIT.
9. CONSTRUCT CMU SITTING WALL, PER SEPARATE PERMIT.
10. PROPOSED ON-SITE WASTEWATER TREATMENT SYSTEM, PER SEPARATE PERMIT.
11. EXISTING LOS ANGELES COUNTY FIRE DEPARTMENT TURNAROUND PER VCFD STANDARDS.
12. INSTALL 18" DRAIN INLET TO THE ELEVATIONS SHOWN PER PLAN, CONNECT TO STORM DRAIN PIPE.
13. PROPOSED SWIMMING POOL, PER SEPARATE PERMIT.
14. PROPOSED SEPTIC SYSTEM: 1,500 GALLON TANK, 20' X 60' DRAINFIELD, PER SEPARATE PERMIT.
15. REMOVE EXISTING TREE PER ARBORIST REPORT.
16. PROTECT EXISTING NOTED FEATURE IN-PLACE.
17. INSTALL UNDERGROUND CISTERN, CONNECT STORM DRAIN AS SHOWN, INSTALL 24" ACCESS RISERS AND ADJUST HEIGHT TO GRADE, INSTALL SUBMERSIBLE PUMP FOR ON-SITE (NON-POTABLE) IRRIGATION WATER USE. CONNECT 1" DISCHARGE PIPE TO PUMP WITH ABOVE GRADE GARDEN HOSE CONNECTION.
18. GRADE LANDSCAPE AREA WITH POSITIVE SLOPE AWAY FROM STRUCTURES, AS SHOWN ON PLAN.



2 — DRIVEWAY PAVEMENT SECTION
NTS



7 — ROCK RIP-RAP ENERGY DISSIPATOR
NTS

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ABBREVIATIONS

AB	AGGREGATE BASE	GFF	GARAGE FINISHED FLOOR
AC	ASPHALTIC CONCRETE	HP	HIGH POINT
CO	CLEAN OUT	IE	INVERT ELEVATION
EG	EXISTING GROUND	I.S.D	INTERSECTION SIGHT DISTANCE
FF	FINISHED FLOOR	MAX	MAXIMUM
FG	FINISHED GROUND	TG	TOP OF GRATE
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LEGEND

- DAYLIGHT LINE
- PROPOSED FLOW LINE
- PROPOSED RIDGE LINE
- PROPOSED STORM DRAIN
- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- RETAINING WALL, UNDER SEPARATE PERMIT

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

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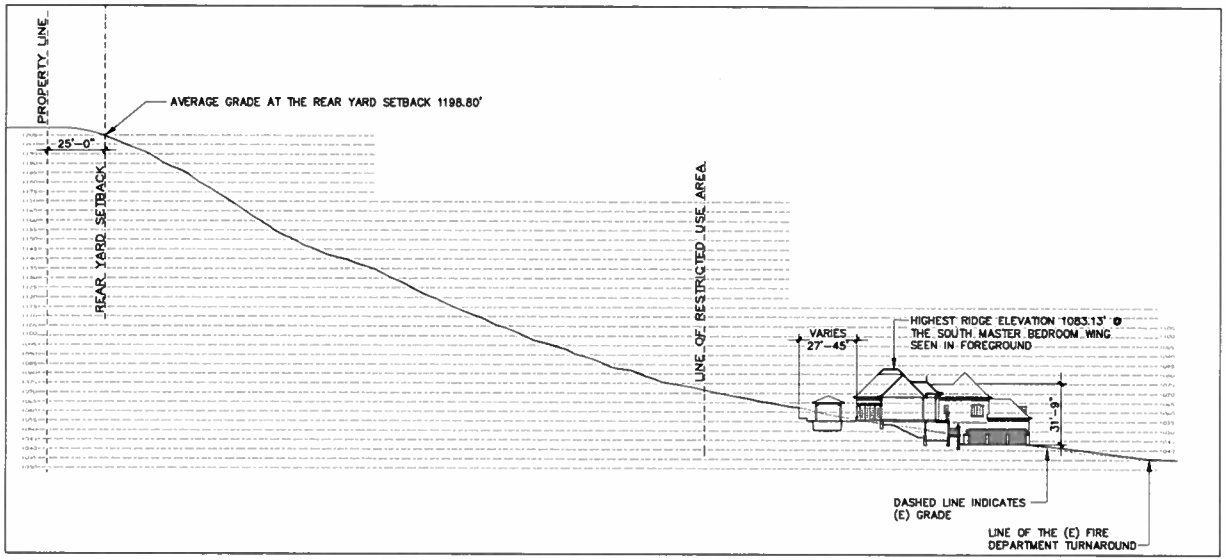
AGOURA HILLS

GRADING AND DRAINAGE PLAN

TRACT 52396 LOT 8, APN 2055-029-008
6475 CHESEBRO ROAD, AGOURA HILLS, CA 91301

SHEET 3 OF 6



SECTION A–A

REFERENCE: SCHNEIDER ARCHITECTS, FEBRUARY 2018

○ CONSTRUCTION NOTES

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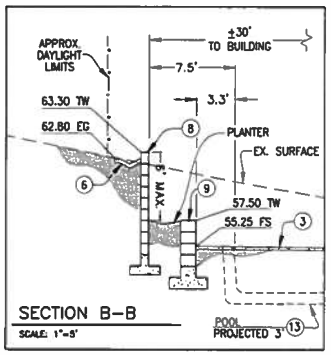
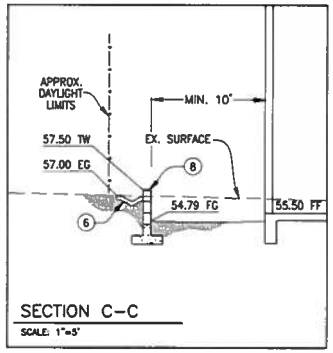


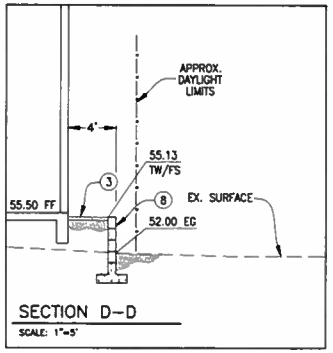
SECTION B–B

SCALE: 1"=5'



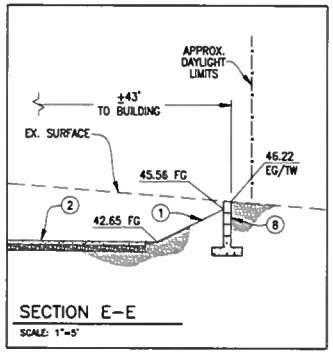
SECTION C–C

SCALE: 1"=5'



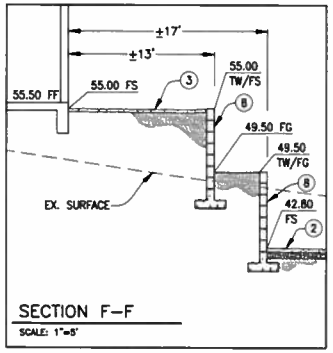
SECTION D–D

SCALE: 1"=5'



SECTION E–E

SCALE: 1"=5'



SECTION F–F

SCALE: 1"=5'

ABBREVIATIONS

AB	AGGREGATE BASE	GFF	GARAGE FINISHED FLOOR
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JACOB G. LUKIEWSKI, RCE 71534 DATE
PRINCIPAL ENGINEER

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY DATE

RAMIRO S. ADEVA DATE
CITY ENGINEER

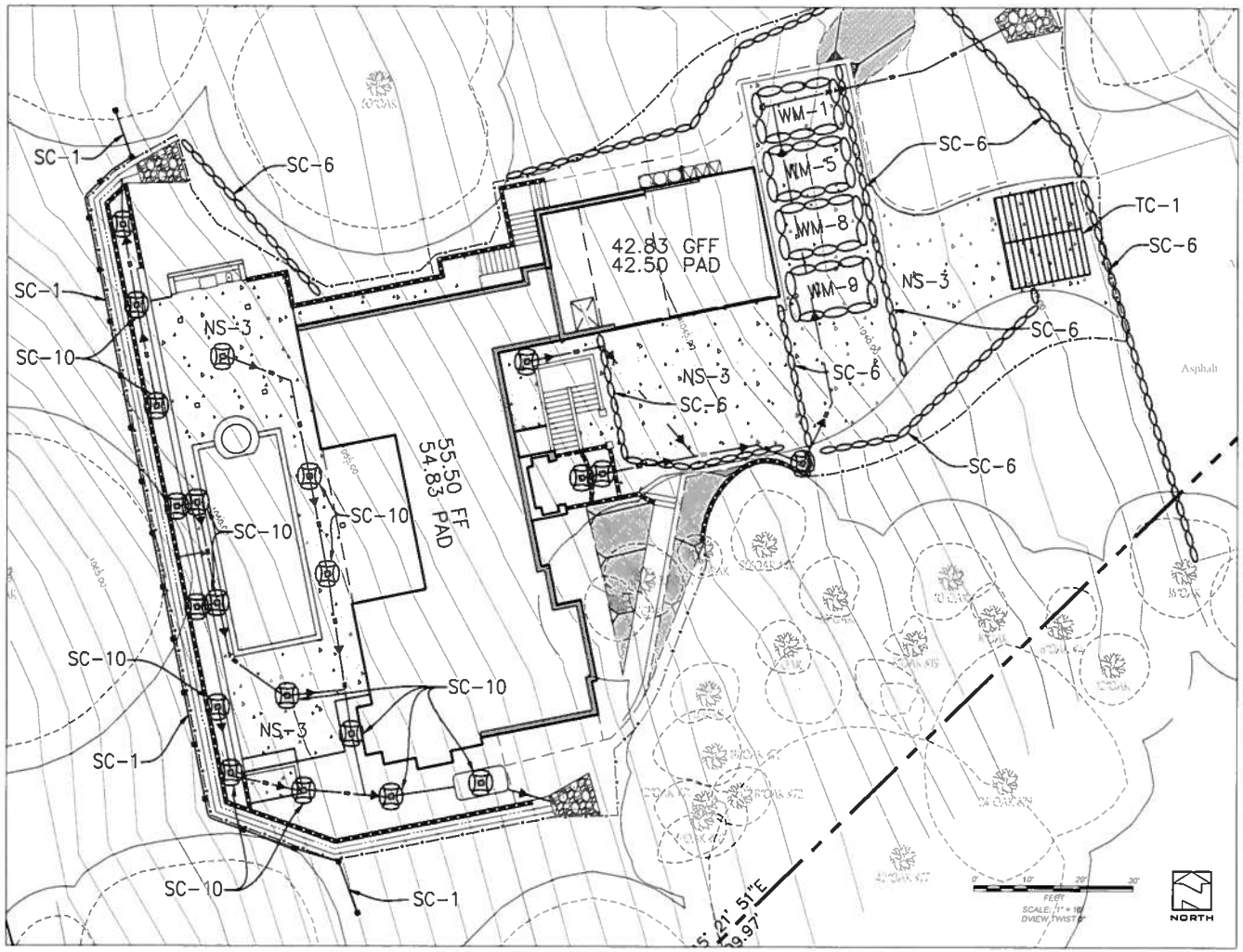
66865 RCE NO
09/30/18 EXP DATE

AGOURA HILLS

GRADING AND DRAINAGE SECTIONS

TRACT 52396 LOT 8, APN 2055-029-008
6475 CHESEBRO ROAD, AGOURA HILLS, CA 91301

SHEET 4 OF 6



EROSION CONTROL BMP LEGEND

STABILIZED CONSTRUCTION ENTRANCE (TC-1)

SC-1	SILT FENCE
SC-6	GRAVEL BAG BERM
SC-10	STORM DRAIN INLET PROTECTION
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
NS-3	PAVING AND GRADING OPERATIONS
WM-1	MATERIAL DELIVERY AND STORAGE
WM-3	STOCKPILE MANGEMENT
WM-5	SOLID WASTE MANAGEMENT
WM-8	CONCRETE WASTE MANAGEMENT
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT

EROSION CONTROL NOTES

1. IN CASE OF EMERGENCY, CALL PROJECT SUPERINTENDENT
2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
3. DEVICES SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PROJECT ENGINEER OR THE CITY.
4. EXCEPT AS OTHERWISE APPROVED BY THE CITY INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
5. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE REMOVED FROM THE SITE.
6. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE

THE SITE IS LEFT TO THE DISCRETION OF THE CONTRACTOR OR OWNER.

7. A GUARD WILL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO (2) FEET.
8. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE.
9. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS, AND DESILTING BASINS AND BASINS PUMPED DRY.
10. FILL SLOPES AT THE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
11. EROSION CONTROL DEVICES WILL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES AND PLANS OF THESE CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.
12. THE PUBLIC SAFETY WILL BE PROVIDED FOR IN REGARD TO ANY PONDING OR POTENTIAL PONDING OF WATER AS REQUIRED BY SECTION 8270 ET. SEQ. OF THE COUNTY ORDINANCE CODE.
13. ADDITIONAL EROSION CONTROL DEVICES MAY BE INSTALLED AT THE DIRECTION OF THE FIELD ENGINEER.

NOTES

1. THESE ARE MINIMUM ON-SITE EROSION CONTROL MEASURES. OTHER MEASURES MAY BE BE REQUIRED TO PREVENT EROSION DURING INTENSE RAINFALL PERIOD.
2. BMP'S NOT TO SCALE.
3. ACTUAL BMP'S LOCATIONS MAY VARY BASED ON CONSTRUCTION PHASE.

Reference:

1. California NPDES General Permit for Stormwater Discharges Associated with Construction Activity – Water Quality Order 2009-0009-DWQ, as amended.

2. California NPDES General Permit for Stormwater Discharges Associated with Industrial Activities – Water Quality Order No. 2014-0057-DWQ

3. Ventura County Municipal Stormwater NPDES Permit No. CAS004002

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RAMIRO S. ADEVA DATE
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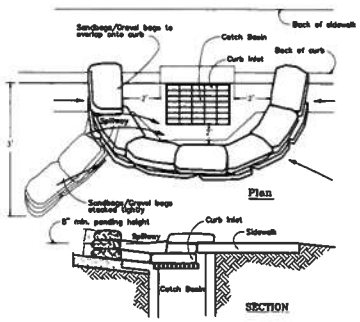
AGOURA HILLS

WET WEATHER EROSION CONTROL PLAN

TRACT 52396 LOT 8, APN 2055-029-008
6475 CHESEBRO ROAD, AGOURA HILLS, CA 91301

SHEET 5 OF 6

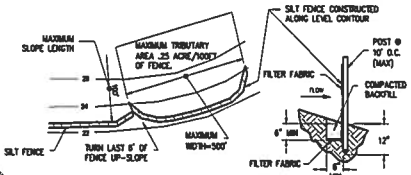
A
Catch Basin/Inlet Protection



Notes:

1. Catch Basin/Inlet protection shall be installed wherever there is a potential of stormwater or non-stormwater being discharged into it.
2. Inlet protection is required along with other pollution prevention measures such as; erosion control, soil stabilization, and measures to prevent tracking onto paved surfaces.
3. Modify inlet protection as needed to avoid creating traffic hazards.
4. Include inlet protection measures at hillside v—ditches and misc. drainage swales.
5. Inlet protection shall be inspected and accumulated sediments removed. Sediment shall be disposed of properly and in a manner that assures that the sediment does not enter the storm drain system.
6. Damaged bags shall be replaced immediately.
7. Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.
8. See CASQA SE-10 (Storm Drain Inlet Protection) for more information.

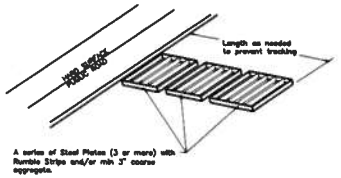
B
Silt Fence



NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
8. REFER ALSO TO BMP SE-1 FROM 2003 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

C
Stabilized Construction Entrance



Notes:

1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to prevent sediments from being deposited into the public roads. Depositions must be swept up immediately and may not be washed down by rain or other means into the storm drain system.
2. Stabilized construction entrances shall be:
   a. Located at any point where traffic will be entering or leaving a construction site to or from a public right of way, street, alley, and sidewalk or parking area.
   b. A series of steel plates with "rumble strips", and/or min 4" coarse aggregate with length, width & thickness as needed to adequately prevent any tracking onto paved surfaces.
3. Adding a wash rack with a sediment trap large enough to collect all wash water can greatly improve efficiency.
4. All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.
5. See CASQA TC-1 (Stabilized Construction Entrance and Exit) for more information.

Street Maintenance

1. Remove all sediment deposited on paved roadways immediately.
2. Sweep paved areas that receive construction traffic whenever sediment becomes visible.
3. Pavement washing with water is prohibited if it results in a discharge to the storm drain system.
4. See CASQA SE-7 (Street Sweeping) for more information.

D
Material Storage

APPLY BMP WM-1 FROM THE 2003 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

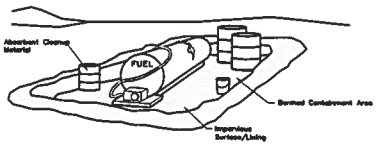
MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.

MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.

MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN. MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.

EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

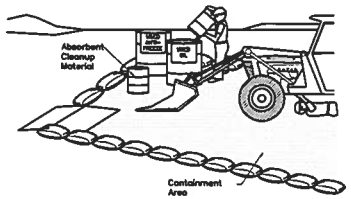
F
Vehicle/Equipment Fueling



Notes:

1. Fueling shall be performed in a designated area, away from drainage courses.
2. Absorbent cleanup material shall be on site and used immediately in the event of a spill.
3. See CASQA NS-9 (Vehicle and Equipment Fueling) for more information.

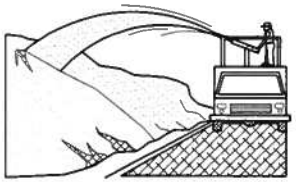
G
Equipment Repair/Maintenance



Notes:

1. Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
   Vehicles and equipment shall be maintained, and repaired on-site only in designated areas.
3. Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
4. Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
5. Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
6. Legally dispose of used oils, fluids, and lubricants.
7. Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
8. Maintain an adequate supply of absorbent spill cleanup materials in designated area.
9. See CASQA NS-8, & NS-10 (Vehicle and Equipment Cleaning and Maintenance) for more information.

H
Erosion Control



Notes:

1. Soil/Slope stabilization practices shall be designed to preserve existing vegetation where feasible and to revegetate open areas as soon as feasible after grading. These control practices shall include temporary seeding, permanent seeding, mulching, sod stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.
2. Soil stabilization shall be implemented on all inactive disturbed areas (14 days or more) and on all disturbed areas during a rain event or potential rain.
3. Stabilization practices shall control/prevent erosion from the forces of wind and water.
4. Stabilization practices shall be implemented in conjunction with sediment trapping/filtering practices and practices to reduce the tracking of sediment onto paved roads.
5. When using straw mulching, the minimum application shall be 2 tons/acre. Mulch must be anchored immediately to minimize loss by wind or water.
   When using hydroseeding/mulching, the minimum application of wood fiber shall be 1,500 lbs/acre, that does not contain more than 30 percent newsprint.
   For seeding recommendations, contact: USDA, Natural Resources Conservation Service or Ventura County RCD.
6. See CASQA EC-1 through EC-16 for more information.

E
Concrete Waste Management

Notes:

1. Excess and waste concrete shall not be washed into the street or into a drainage system.
2. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site.
3. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.
4. See CASQA WM-8 (Concrete Waste Management) for more information.
5. Concrete washout area shall either be in an approved, leak proof washout bin, or be lined with a minimum 10 mil Polyethylene sheeting.

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY
M³ CIVIL
Consulting Civil Engineers
5251 VERDUGO WAY, SUITE L
CAMARILLO, CA 93012
(805) 445-4404
JACOB@M3CIVIL.COM

JACOB G. LUKIEWSKI, RCE 71534 — DATE
PRINCIPAL ENGINEER

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY — DATE

RAMIRO S. ADEVA — DATE
CITY ENGINEER

66865 — RCE NO
09/30/18 — EXP DATE

CITY OF AGOURA HILLS

WET WEATHER EROSION CONTROL DETAILS

TRACT 52396 LOT 8, APN 2055-029-008
6475 CHESEBRO ROAD, AGOURA HILLS, CA 91301

SHEET 6 OF 6

GENERAL NOTES

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 C.A.B.C., 2016 C.M.C., 2016 C.P.C. & THE 2016 C.E.C. AND ALL LOCAL APPLICABLE ORDINANCES.
2. FRAMING CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE FRAMED SIMILAR TO THOSE SHOWN FOR THE RESPECTIVE MATERIALS AND CONDITIONS.
3. PROVIDE OPENINGS AND SUPPORTS AS REQUIRED FOR DUCTS, PIPING, MECHANICAL AND ELECTRICAL INSTALLATIONS. ALL SUSPENDED EQUIPMENT TO BE PROVIDED WITH APPROVED SWAY BRACING. WATER HEATER SHALL BE PROVIDED WITH APPROVED SWAY BRACING.
4. THE BUILDING SITE SHALL BE GRADED TO CARRY ALL SURFACE DRAINAGE AWAY FROM THE STRUCTURE AT 2% MINIMUM TO A POINT 5 FEET MEASURED PERPENDICULAR TO THE HOUSE, UNLESS NOTED OTHERWISE.
5. VERIFY AND CHECK ALL DIMENSIONS AND ESTABLISHED ELEVATIONS WITH JOB SITE CONDITIONS. NOTIFY ARCHITECT IMMEDIATLY IN WRITING OF ANY DISCREPANCIES.
6. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A PLUMB, LEVEL, AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
7. THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE LOCAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS & SPECIFICATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE, AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. DISCREPANCIES BETWEEN DIMENSIONS & ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE COMMENCEMENT OR RESUMPTION OF ANY WORK.
9. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD VERIFIED AND COORDINATED WITH THE WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH ANY WORK.
10. ALL DIMENSIONS ARE TO ONE OF THE FOLLOWING: GRID LINES, COLUMN OR WALL CENTERLINES, AND FACE OF STUD UNLESS OTHERWISE NOTED.
11. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR DIMENSIONS. ALL INCLUDED AS PART OF THE WORK.
12. THE CONTRACTOR SHALL PROVIDE AND SECURE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
13. THE CONTRACTOR SHALL COORDINATE CONTRACT WORK WITH ANY WORK OR EQUIPMENT NOT IN CONTRACT. CONTRACTORS TO PROVIDE AND COORDINATE ALL ROUGH-INS FOR ANY OWNER FURNISHED & OR OWNER INSTALLED ITEMS OF EQUIPMENT PER THE SUPPLIERS SPECIFICATIONS AND REQUIREMENTS.
14. THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES. AS WELL AS POWER, WATER, OR DRAIN REQUIREMENTS FOR SUCH EQUIPMENT.

GENERAL NOTES (continued)

15. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MOUNTING ACCESSORIES FOR MECHANICAL AND LIKE EQUIPMENT. SHOP DRAWINGS FOR ALL EXPOSED EQUIPMENT SHALL BE REVIEWED AND APPROVED BY BOTH THE ARCHITECT & STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY SUPPORT BRACKETS, BACKING PLATES, ANCHORAGES, AND THE LIKE FOR CABINETS, BUILT-IN FURNITURE, AND ALL OTHER ITEMS ESSENTIAL TO THE OPERATION OF THE FACILITY, INCLUDING WALL MOUNTED FIXTURES SUCH AS GRAB BARS, HANDRAILS, TOILETS, SINKS, ETC.
17. ALL GYPSUM BOARD SHALL BE 1/2" THICK MINIMUM UNLESS NOTED OTHERWISE, AND MOUNTED ON WOOD STUDS OR FURRING STRIPS. ALL STUDS & FURRING STRIPS SHALL BE 16" ON CENTER UNLESS NOTED OTHERWISE.
18. THESE DRAWINGS INDICATE DETAILS OF GENERAL DESIGN INTENT. FURTHER CLARIFICATION DETAILS SHALL BE FURNISHED AS SHOP DRAWINGS AND ARE PRODUCED AS REQUIRED DURING THE CONSTRUCTION PHASE.
19. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT ANY VIOLATIONS OF ANY OTHER APPLICABLE CODES, ORDINANCES OR STATE LAWS.
20. CONTRACTOR, BY STARTING ANY CONSTRUCTION INDICATED ACCEPTANCE OF ALL REQIREMENTS OF THESE GENERAL NOTES, INCLUDING ALL VERIFICATIONS AND COMPLIANCES.

DEMOLITION

1. DEMOLITION SHALL CONSIST OF ALL WORK NECESSARY FOR THE INSTALLATION OF THE NEW WORK. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO ASCERTAIN THE EXTENT OF THE DEMOLITION WORK.
2. ALL MATERIALS AND EQUIPMENT NOT PLANNED FOR RE-USE SHALL BE REMOVED FROM THE SITE.
3. ALL MATERIALS PLANNED FOR RE-USE SHALL BE PROPERLY & SAFELY STORED ON THE SITE AND OUT OF THE WAY OF CONSTRUCTION ACTIVITY. OBTAIN OWNERS APPROVAL OF ANY STORAGE LOCATIONS.
4. THE NOTES AND DRAWINGS FOR DEMOLITION WORK REPRESENT MAJOR ITEMS OF WORK AND ARE LISTED ONLY FOR THE CONVENIENCE OF THE BIDDER / CONTRACTOR. THIS LIST SHALL NOT BE CONSTRUED AS AN EXHAUSTIVE LIST.
5. REMOVE AND REPLACE ALL EXISTING WORK REQUIRED FOR REMOVAL OF EXISTING, AND THE INSTALLATION OF NEW GAS, WATER, ELECTRICAL, AND HVAC DUCTING, AS OCCURS.
6. ALL SURFACES OF NEW WORK TO MATCH ADJACENT LIKE SURFACES UNLESS NOTED OTHERWISE ON THE PLANS.
7. CONTRACTOR TO MAINTAIN A CLEAN AND SAFE WORK AREA. OWNER TO BE NOTIFIED OF ANY POTENTIAL UNSAFE CONDITIONS LEFT EXPOSED AT DAYS END, OR WHEN CONTRACTOR IS NOT PRESENT AT THE BLDG. SITE.

FINISH NOTES

1. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURERS RECOMMENDATIONS.
2. SUBFLOOR SHALL BE CLEANED & PREPARED TO RECEIVE NEW FLOORING THROUGHOUT. NEW WOOD OR OTHER SPECIFIED BASE SHALL BE PROVIDED WHERE CARPET ABUTS ALL CONSTRUCTED WALLS.
3. ALL NEWLY CONSTRUCTED GYP. BOARD WALLS SHALL BE FINISHED TO MATCH THE EXISTING RESIDENCE OR SIMILAR RESIDENCE STANDARD AND SHALL BE FREE OF ANY NOTICEABLE DEFECTS. JOINT CONDITIONS, ETC. THE PAINTER SHALL INSPECT AND ACCEPT PRIOR TO COMMENCEMENT OF HIS OR HER WORK.
4. EXISTING WALLS AND CONSTRUCTION (AS OCCURS) DESIGNATED TO REMAIN SHALL BE PATCH REPAIRED & FINISHED AS REQUIRED TO COMPLY WITH THE NOTE No. 3 REQUIREMENT ABOVE.
5. ALL WALLS, INCLUDING HALLWAYS, SHALL BE REPAINTED; AS REQUIRED, WALLS TO RECEIVE PAINT AND OR OTHER WALL COVERINGS ARE TO BE STRIPPED TO REMOVE EXISTING WALL COVERINGS AND FINISHES AND SHALL BE PREPARED IN ACCORDANCE WITH NOTE # 3 ABOVE.
6. PROVIDE CARPET REDUCER STRIPS WHERE CARPET ABUTS DISSIMILAR FLOORING MATERIAL.

ATTIC VENTILATION

1. VENT ATTIC AREA WITH A RATIO OF 1 SQUARE INCHES PER 150 SQ. FEET. HALF OF THE MINIMUM REQUIRED VENTILATION SHALL BE LOCATED AT LEAST THREE FEET (3'-0") ABOVE THE EAVE LEVEL.
2. UNLESS NOTED OTHERWISE ALL ATTIC VENTILATION DEVICES SHALL MATCH EXISTING. CONTRACTOR TO VERIFY TYPE, STYLE & MANUFACTURER PRIOR TO BIDDING THE PROJECT. SEE ROOF PLAN.

MECHANICAL

1. HEATING CONTRACTOR TO SIZE AND SPECIFY OUTLETS, RETURNS & LAYOUT FOR APPROVAL BY THE CITY OR COUNTY, THE OWNER AND THE ARCHITECT.
2. HEATING CONTRACTOR TO SIZE AND SPECIFY THE H.V.A.C. SYSTEM, AS REQ. FOR APPROVAL BY THE CITY OR COUNTY, THE OWNER AND THE ARCHITECT.
3. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

SECURITY NOTES

STANDARD - RESIDENTIAL :

Chapter 41 Building Security Provisions

4101 Purpose

[illegible]

4117.1 Residential Building Requirements.

4117.2 Except for vehicular access doors, all exterior swinging doors of any residential building and attached garages, including the doors leading from the garage area into the dwelling unit shall be equipped as follows:

4117.3 All wood doors shall be of solid core construction with a minimum thickness of one and three-fourth (1-3/4") inches, or with panels not less than nine-sixteenths (9/16") inch thick. Exception: Panels reducing the thickness of the door are not permitted in garage-to-dwelling doors.

[illegible]

SHEET INDEX

PROJECT CONSULTANTS

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CIVIL ENGINEER - GRADING
H^3 CIVIL ENGINEERING
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5791 VERDUGO WAY, SUITE L
CAMARILLO, CALIFORNIA 93012
805. 443. 4404

TITLE - 24 ENERGY CALCULATIONS

TRUSS CALCULATIONS

SOILS ENGINEER
SUBSURFACE DESIGNS, INC.
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12848 FOOTHILL BOULEVARD
SYLMAR, CALIFORNIA 91342
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ENVIRONMENTAL
ENVICOM CORPORATION
TYLER BARNS
4165 E. THOUSAND OAKS BOULEVARD SUITE 290
WESTLAKE VILLAGE, CALIFORNIA 91362
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MECHANICAL / PLUMBING ENGINEER

LANDSCAPE ARCHITECT
ALAN BERNSTEIN ARCHITECTS
ALAN BERNSTEIN
5700 CORSA AVENUE
WESTLAKE VILLAGE, CALIFORNIA 91362
818. 707. 1215

PLAN CHECK NOTES :

SPECIAL INSPECTION IS REQUIRED PER SEC. 1701 FOR:
CONCRETE WHERE f'c IS EQUAL TO OR GREATER THAN 2500 psi.
ALL FIELD WELDING AND / OR HIGH STRENGTH BOLTING.

ALL STRUCTURAL WELDING SHALL BE DONE IN AN APPROVED FABRICATING SHOP. IN ABSENCE OF AN APPROVED FABRICATING SHOP, STRUCTURAL WELDING SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED SPECIAL INSPECTOR.

NO GRADING REQUIRED: EARTH MOVING QUANTITY LESS THAN 50 CUBIC YARDS. HEIGHT OF FILL LESS THAN 1'. HEIGHT OF CUT SLOPE LESS THAN 5' AND SLOPE LESS STEEPER THAN 1 1/2 HORIZONTAL TO 1 VERTICAL.

SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

SOILS ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

ADDRESS NUMBER NOTES

- THE ADDRESS SHALL BE VISIBLE & LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
- THE ADDRESS NUMBERS SHALL BE MINIMUM OF FOUR INCHES (4") IN HEIGHT.
- THE ADDRESS NUMBERS SHALL BE OF CONTRASTING COLOR TO THEIR BACKGROUND. BRASS OR GOLD NUMBERS SHALL NOT BE POSTED. ADDRESS NUMBERS ON CURBS ARE NOT ACCEPTABLE.
- PERMANENT ADDRESS NUMBERS SHALL BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN / POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAG LOT.

BUILDING DATA

OCCUPANCY :	R-3 / U
BUILDING TYPE :	V - B
BUILDING CODE :	2016 CALIFORNIA BUILDING CODE, 2016 CEC, 2016 CMC, 2016 CPC, 2016 CALIFORNIA RESIDENTIAL CODE, 2016 ENERGY CODE, LOS ANGELES COUNTY FIRE REQUIREMENTS
No. FLOORS :	TWO
FIRE SPRINKLERS :	YES

SEPTIC DESIGN
YOUNG ENVIRONMENTAL SERVICES
LARRY YOUNG
POST OFFICE BOX 913
MALIBU, CALIFORNIA 90265
818. 863. 8868

CIVIL ENGINEER - STRUCTURAL

LOT COVERAGE

PROJECT INFORMATION

LOT :	8
TRACT :	32296
TRACT :	MAP BOOK 880 PGS 8 - 12
LOCALITY :	COUNTY OF LOS ANGELES
ACCESSORS PARCEL No. :	APN 2055 - 029 - 008
CITY OF AGOURA HILLS ZONING :	RS - R - OA - EQ
LOT SIZE :	196,291 SQ. FT. 4.51 ACRES (PER ASSESSOR) 1.67 ACRES BUILDABLE
BUILDING CODES :	2016 CALIFORNIA BUILDING CODE, 2016 CRC, 2016 CEC, 2016 CMC, 2016 CPC, 2016 ENERGY CODE & ALL OTHER LOCAL CODES & ORDINANCES
FIRE SPRINKLERS :	YES

LOT COVERAGE SQUARE FOOTAGE

LOT SIZE :	196,291 SQ. FT.
RESTRICTED USE AREA :	124,146 SQ. FT.
LOT BUILDABLE AREA :	72,749 SQ. FT.
ENTIRE PARCEL AVERAGE SLOPE :	56.0 %
UNRESTRICTED PORTION AVERAGE SLOPE :	10.6%

SQUARE FOOTAGE

MAIN RESIDENCE :	
MAIN FLOOR :	3641
LOWER FLOOR	90
TOTAL HOUSE	3733
ATTACHED GARAGE	870
STORAGE AREA	215
REAR ATTACHED TRELLIS	376
DETACHED PATIO COVER	215

LOT COVERAGE CALCULATION :

[illegible]

MAX. FLOOR AREA CALCULATION (FAR) - ENTIRE LOT

[illegible]

MAX. FLOOR AREA CALCULATION (FAR) - UNRESTRICTED PORTION OF THE LOT

[illegible]

RESIDENCE FOR : ALEX & SASHA FRIEDLAND
LOT 8, CHESEBRO ROAD; APN 2055 - 029 - 008
AGOURA HILLS, CALIFORNIA 91301
PHONE No. 805. 718. 3323

SCALE: PER PLAN
DATE: 09 MAR 2017

SCHNEIDER ARCHITECTS
BRENT SCHNEIDER, ARCHITECT
2287 TOWNSGATE ROAD, SUITE 3
WESTLAKE VILLAGE, CALIFORNIA 91361

CITY of AGOURA HILLS
PLAN CHECK No.:

REVISIONS

SCHNEIDER
Architect

ALEX & SASHA FRIEDLAND RESIDENCE
AGOURA HILLS, CALIFORNIA 91301

COVER SHEET

SHEET No.
A1
OF 40

SITE DEMOLITION NOTES

SITE, CLEARING, TREE REMOVAL, AND GRUBBING

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ANY APPLICABLE SAFETY REGULATIONS. SEE THE CURRENT LOS ANGELES BUILDING CODE FOR ANY ADDITIONAL REQUIREMENTS.

THE EXTENT OF WORK NOTED ON THIS PLAN SET IS FOR PLANNING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION ON THE EXTENT OF TREE AND OR SHRUB REMOVAL. VERIFY WITH OWNER ANY PLANTS TO BE RETAINED AND OR RELOCATED.

REMOVE TREES AS NOTED. TREE TRUNKS UNLESS SPECIFIED BY OWNER ARE TO BECOME THE PROPERTY OF THE GENERAL CONTRACTOR AND REMOVED FROM THE BUILDING SITE PROMPTLY.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE DUMPING FACILITIES OR OTHER MEANS OF DISPOSAL FOR ALL ITEMS REMOVED FROM THE SITE.

GENERAL CONTRACTOR TO PROTECT STREETS, ROADS, AND ALL ADJACENT PROPERTY AS REQUIRED BY LOCAL LAWS AND ORDINANCES. VERIFY IF NECESSARY WITH THE LOCAL BUILDING INSPECTOR.

GENERAL CONTRACTOR TO PROTECT TREES AND SHRUBS TO REMAIN. PROTECTION OF TREES AND SHRUBS TO BE BY FENCING, WRAPPING OR BARRICADING. VERIFY WITH OWNER THE EXTENT OF PLANTING TO BE SAVED IN AREA OF CONSTRUCTION.

REMOVE ALL BRUSH, VEGETATION, LOOSE SOIL, & OTHER DELETERIOUS MATERIALS FROM THE ENTIRE AREA OF THE CONSTRUCTION SITE. THE GENERAL DEPTH OF THIS STRIPPING SHOULD BE SUFFICIENTLY DEEP TO REMOVE THE ROOT SYSTEMS AND ORGANIC TOPSOILS. A CAREFUL SEARCH SHALL BE MADE FOR SUBSURFACE TRASH, ABANDONED MASONRY, TANKS, SEPTIC SYSTEMS, UTILITY TRENCHES, PIPES AND ALL OTHER DEBRIS ENCOUNTERED DURING CONSTRUCTION. REMOVAL OF TREES OR LARGE SHRUBS SHOULD INCLUDE COMPLETE REMOVAL OF THEIR ROOT STRUCTURES. ALL WORK SHALL CONFORM TO LOCAL CODE AND ORDINANCES.

LIMITS OF GRUBBING SHALL BE ALL AREAS WITHIN THREE FEET OF THE OUTSIDE EXTENTS OF ANY NEW BELOW GRADE CONSTRUCTION TYP.

REMOVE ALL STUMPS AND ROOTS WITHIN THE LIMITS OF THE GRUBBING TO THE DEPTHS LISTED BELOW

A. FOUNDATIONS AND RETAINING WALLS: 36" MINIMUM
B. WALKS, ROADS, AND DRIVEWAYS: 18" MINIMUM
C. LAWN OR PLANTING AREAS: 12" MINIMUM

DRAINAGE NOTES :

ALL SURFACE DRAINAGE TO BE CONDUCTED AWAY FROM THE HOUSE AT FIVE PERCENT (5%) MIN TO A DISTANCE OF TEN (10'-0") 6" DROP MEASURED PERPENDICULAR TO THE WALLS, THEN AT ONE PERCENT (1%) (1/4" PER FOOT) MIN TO THE STREET OR OTHER APPROVED STORM DRAIN, NATURAL WATER COURSE OR DRAINAGE DEVICE.

ALL CONCENTRATED ROOF DRAINAGE I.E. FROM GUTTERS & DOWNSPOUTS TO BE TIED INTO THE SITE DRAINAGE SEE ROOF PLAN SHEET A-3 FOR DOWNSPOUT AND LATERAL LOCATIONS.

FIRE DEPARTMENT PROJECT CONDITIONS OF APPROVAL

BEST MANAGEMENT PRACTICES

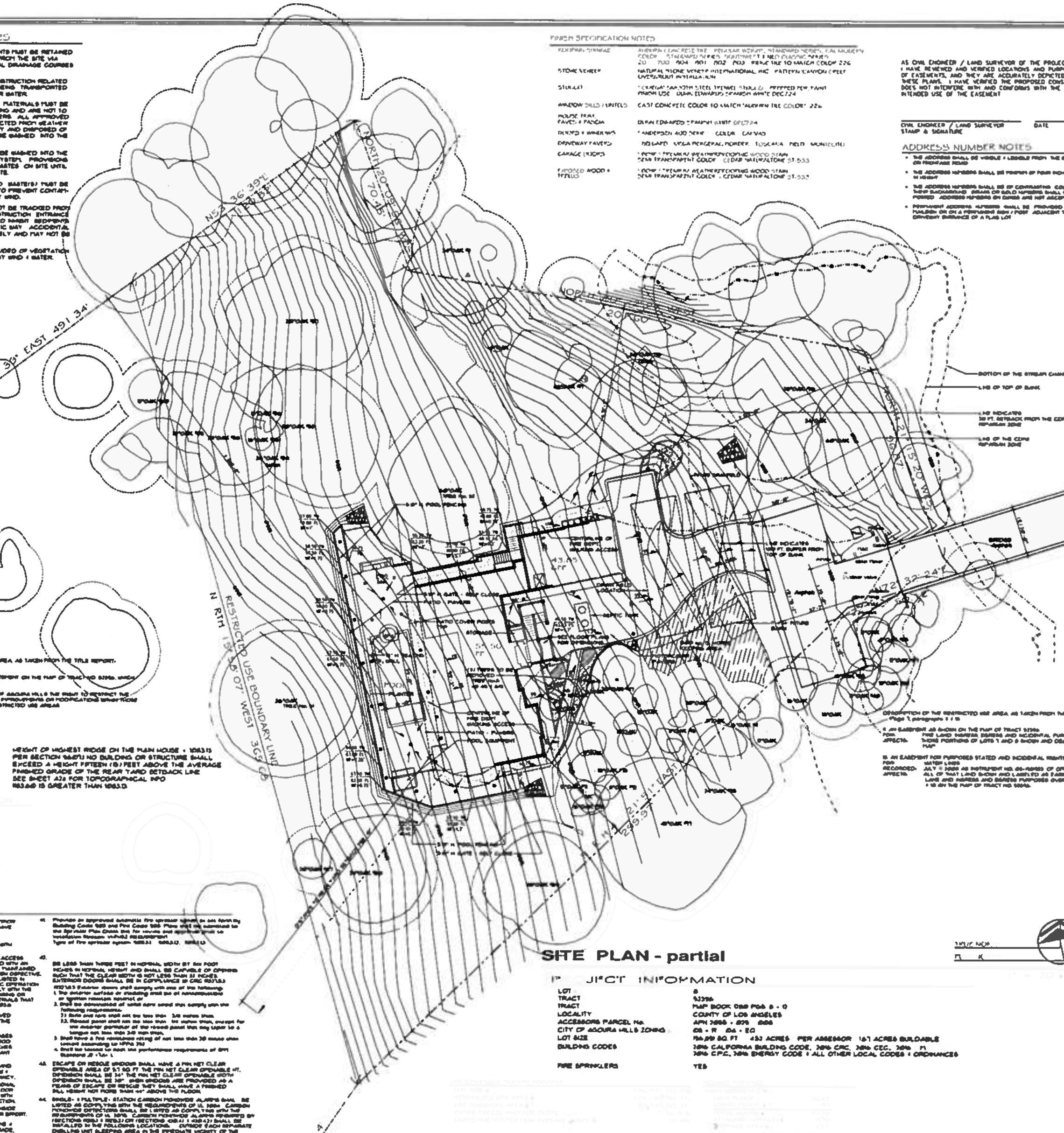
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM OR PUBLIC WAY.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTE(S) MUST BE DEPOSITED INTO COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAY(S) MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES W/ DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED TO INHIBIT EROSION BY WIND & WATER.

FINISH SPECIFICATION NOTES

AS CIVIL ENGINEER / LAND SURVEYOR OF THE PROJECT I HAVE REVIEWED AND VERIFIED LOCATIONS AND PURPOSES OF EASEMENTS, AND THEY ARE ACCURATELY DEPICTED ON THESE PLANS. I HAVE VERIFIED THE PROPOSED CONSTRUCTION DOES NOT INTERFERE WITH AND CONFORMS WITH THE INTENDED USE OF THE EASEMENT.

CIVIL ENGINEER / LAND SURVEYOR STAMP & SIGNATURE ______ DATE ______

ADDRESS NUMBER NOTES



HEIGHT OF HIGHEST RIDGE ON THE MAIN HOUSE = 1063.15
PER SECTION 9607(J) NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT FIFTEEN (15) FEET ABOVE THE AVERAGE FINISHED GRADE OF THE REAR YARD SETBACK LINE
SEE SHEET A3a FOR TOPOGRAPHICAL INFO
1053.40 IS GREATER THAN 1063.0

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION :

TYPE OF CONSTRUCTION PER THE BUILDING CODE	TYPE VB
VHFHSZ	YES X NO
SIZE OF LOT / ACRES	4.52 ACRES
FUTURE SINGLE FAMILY DWELLING LESS THAN 3600 SQ. FT	
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA 1250 GPM AT 20 PSI FOR A DURATION OF 2 HOURS	1250 GPM
TOTAL FIRE FLOW REQUIRED	1250 GPM

SITE PLAN - partial

PROJECT INFORMATION

LOT	8
TRACT	53396
TRACT	MAP BOOK 088 PGS 8 - 0
LOCALITY	COUNTY OF LOS ANGELES
ACCESSORS PARCEL No.	APN 2055 - 029 - 008
CITY OF AGOURA HILLS ZONING	OS - R - OA - EQ
LOT SIZE	196,891 SQ. FT. 4.52 ACRES PER ASSESSOR 1.67 ACRES BUILDABLE
BUILDING CODES	2016 CALIFORNIA BUILDING CODE, 2016 CRC, 2016 CEC, 2016 CMC, 2016 CPC, 2016 ENERGY CODE & ALL OTHER LOCAL CODES & ORDINANCES
FIRE SPRINKLERS	YES

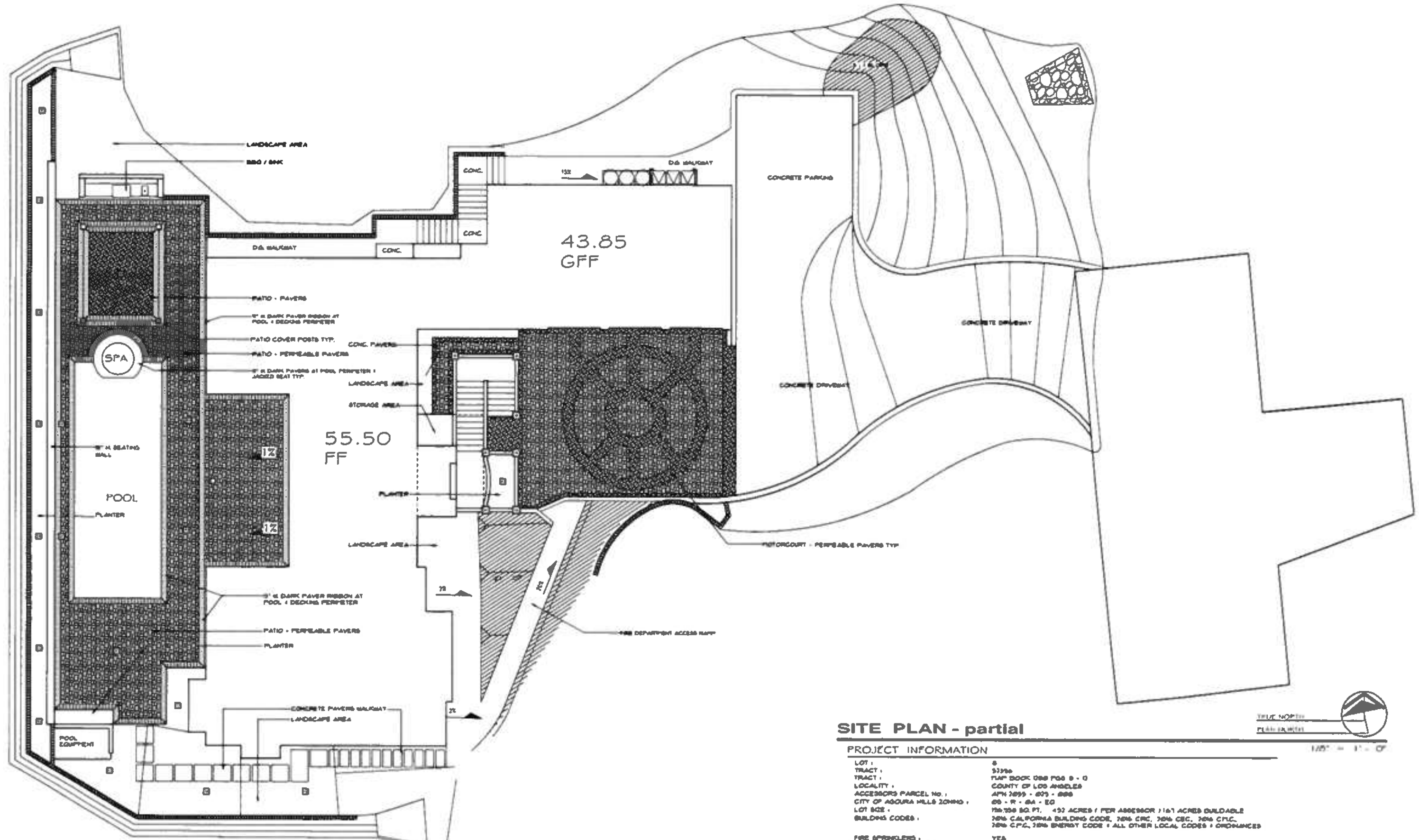
RESIDENCE FOR : ALEX & SASHA FRIEDLAND
LOT 8, CHESEBRO ROAD; APN 2055 - 029 - 008
AGOURA HILLS, CALIFORNIA 91301
PHONE No. 805. 716. 3323

SCHNEIDER ARCHITECTS

REVISIONS

SHEET No.
A2
OF 40

SITE PLAN



SITE PLAN - partial

PROJECT INFORMATION

LOT :	8
TRACT :	33396
TRACT :	MAP BOOK 088 PGS 8 - 10
LOCALITY :	COUNTY OF LOS ANGELES
ACCESSORS PARCEL No. :	APN 2055 - 029 - 008
CITY OF AGOURA HILLS ZONING :	OS - R - OA - EQ
LOT SIZE :	176,356 SQ. FT. 4.32 ACRES / PER ASSESSOR / 1.67 ACRES BUILDABLE
BUILDING CODES :	2016 CALIFORNIA BUILDING CODE, 2016 CRC, 2016 CEC, 2016 CMC, 2016 CPC, 2016 ENERGY CODE + ALL OTHER LOCAL CODES + ORDINANCES
FIRE SPRINKLERS :	YES

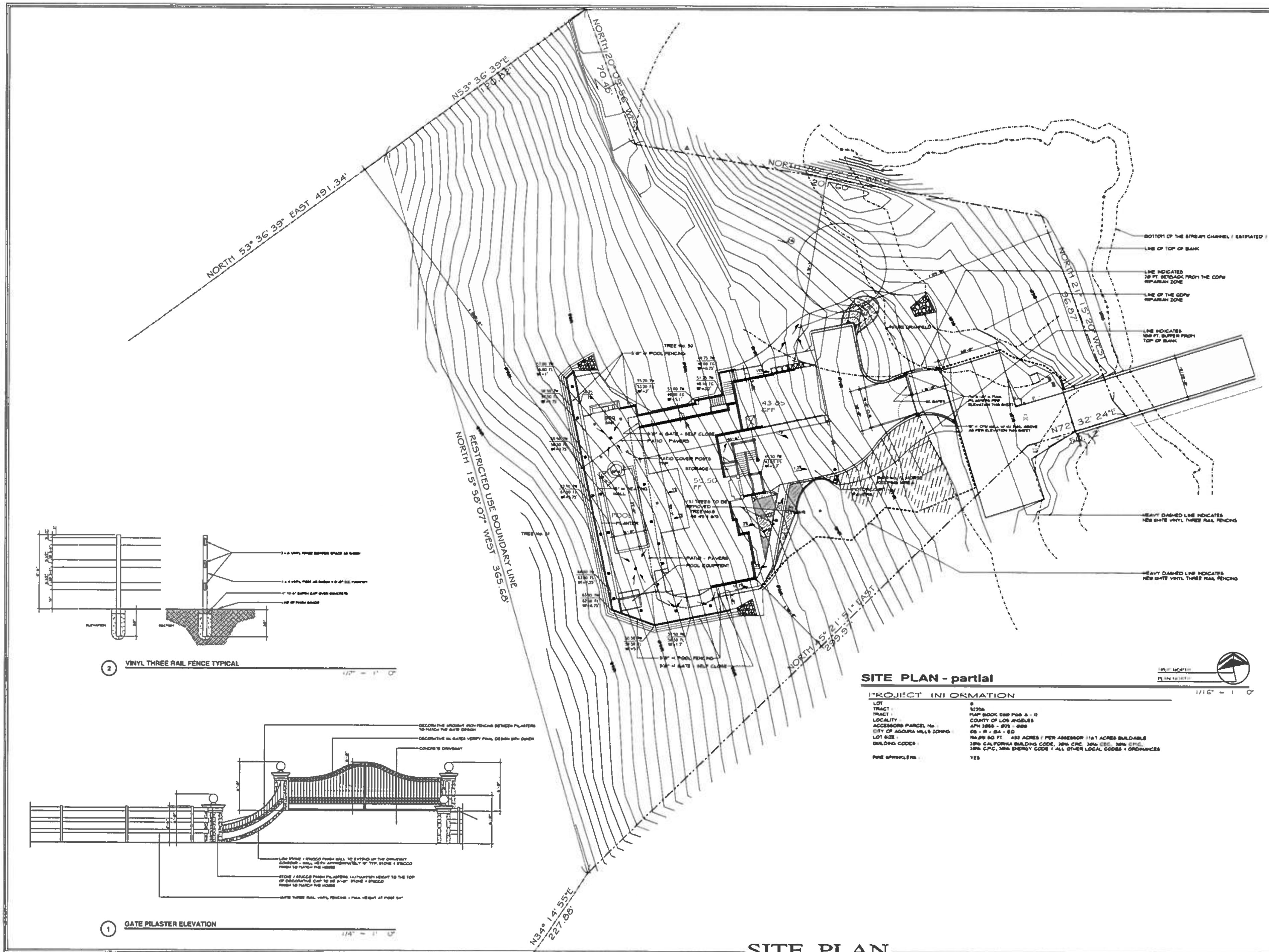
RESIDENCE FOR : ALEX & SASHA FRIEDLAND

LOT 8, CHESEBRO ROAD; APN 2055 - 029 - 008

SCHNEIDER ARCHITECTS

SHEET No. A2b

SITE PLAN



NORTH 53° 36' 39" EAST 491.34'
N53° 36' 39"E
NORTH 20° 09' 56" WEST
70.45'
RESTRICTED USE BOUNDARY LINE
NORTH 15° 58' 07" WEST 365.68'
NORTH 21° 15' 20" WEST
96.87'
N72° 32' 24"E
NORTH 15° 21' 51" EAST
299.9
N34° 14' 55"E
227.08'
BOTTOM OF THE STREAM CHANNEL / ESTIMATED
LINE OF TOP OF BANK
LINE OF THE CDFW RIPARIAN ZONE
HEAVY DASHED LINE INDICATES NEW WHITE VINYL THREE RAIL FENCING
PATIO - PAVERS
PATIO COVER POSTS
STORAGE
POOL
PLANTER
POOL EQUIPMENT
SITE PLAN - partial
PROJECT INFORMATION
LOT
TRACT
LOCALITY
COUNTY OF LOS ANGELES
ACCESSORS PARCEL No.
CITY OF AGOURA HILLS ZONING
LOT SIZE
BUILDING CODES
FIRE SPRINKLERS
YES
VINYL THREE RAIL FENCE TYPICAL
GATE PILASTER ELEVATION

SITE PLAN

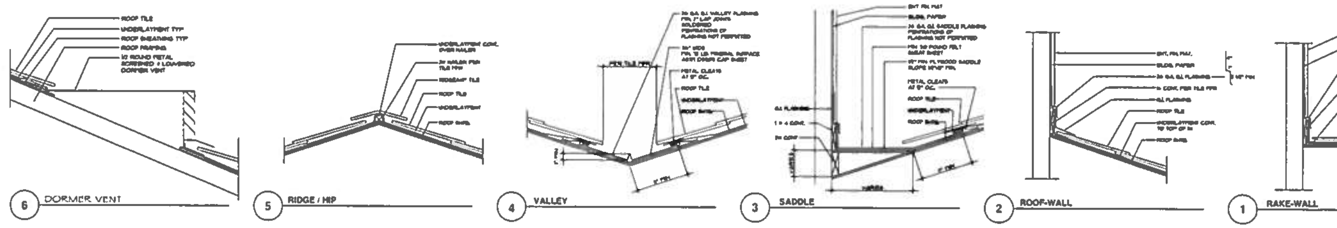
RESIDENCE FOR : ALEX & SASHA FRIEDLAND
LOT 8, CHESEBRO ROAD; APN 2055 - 029 - 008
AGOURA HILLS, CALIFORNIA 91301
PHONE No. 805.716.3323

SCHNEIDER ARCHITECTS

SCALE: PER PLAN

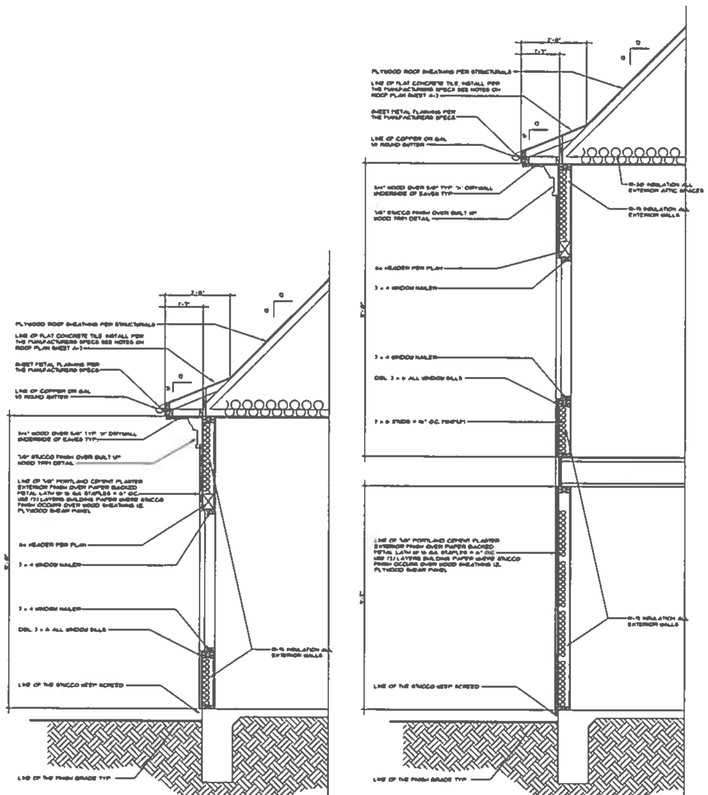
REVISIONS

SHEET No. A2C



CRC SECTION R806 ROOF VENTILATION

ROOF NOTES



TYPICAL WALL SECTIONS

1/2" = 1' - 0"

INSULATION NOTES:

- ALL EXTERIOR WALLS TO HAVE R-19 INSULATION MINIMUM
- ALL EXTERIOR CEILINGS TO HAVE R-38 INSULATION MINIMUM
- ALL FRAMED UNDERFLOOR AREAS TO HAVE R-19 INSULATION MINIMUM

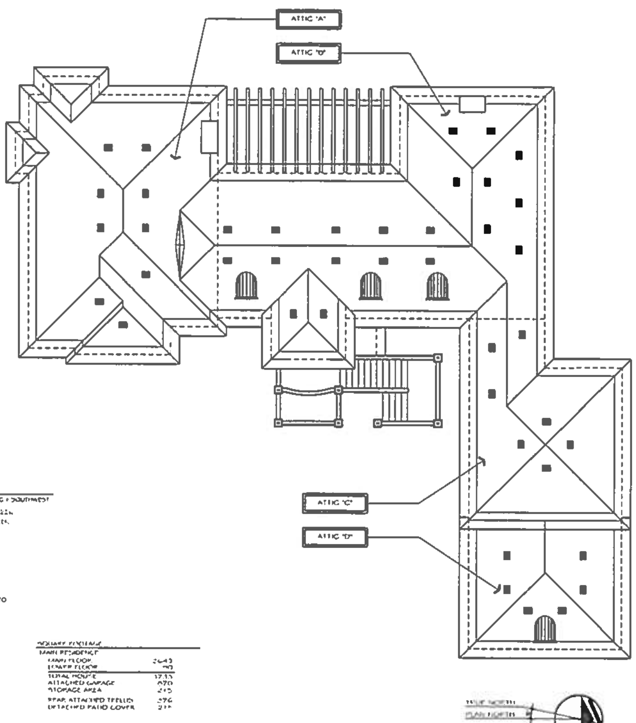
MAIN HOUSE ATTIC VENT TABULATION

CALCULATION

ATTIC AREA "A"	[illegible] SQ. FT.
RATIO OF VENTILATION REQUIRED	1/150
CONVERSION TO SQUARE INCHES	X 144 SQ. IN.
AREA OF VENTILATION REQUIRED	[illegible] SQ. IN.
PROVISION UPPER 50% OF ATTIC SPACE	
O'HAGIN'S INC. MODEL "FLAT" FLUSH MOUNT ATTIC VENTS	AREA 58.75 SQ. IN. EA
VENTS REQUIRED	TOTAL [illegible] SQ. IN.
ATTIC AREA "B"	[illegible] SQ. FT.
RATIO OF VENTILATION REQUIRED	1/150
CONVERSION TO SQUARE INCHES	X 144 SQ. IN.
AREA OF VENTILATION REQUIRED	[illegible] SQ. IN.
PROVISION UPPER 50% OF ATTIC SPACE	
O'HAGIN'S INC. MODEL "FLAT" FLUSH MOUNT ATTIC VENTS	AREA 58.75 SQ. IN. EA
VENTS REQUIRED	TOTAL [illegible] SQ. IN.
ATTIC AREA "C"	[illegible] SQ. FT.
RATIO OF VENTILATION REQUIRED	1/150
CONVERSION TO SQUARE INCHES	X 144 SQ. IN.
AREA OF VENTILATION REQUIRED	[illegible] SQ. IN.
PROVISION UPPER 50% OF ATTIC SPACE	
O'HAGIN'S INC. MODEL "FLAT" FLUSH MOUNT ATTIC VENTS	AREA 58.75 SQ. IN. EA
7 VENTS REQUIRED	TOTAL [illegible] SQ. IN.
ATTIC AREA "D"	[illegible] SQ. FT.
RATIO OF VENTILATION REQUIRED	1/150
CONVERSION TO SQUARE INCHES	X 144 SQ. IN.
AREA OF VENTILATION REQUIRED	[illegible] SQ. IN.
PROVISION UPPER 50% OF ATTIC SPACE	
O'HAGIN'S INC. MODEL "FLAT" FLUSH MOUNT ATTIC VENTS	AREA 58.75 SQ. IN. EA
VENTS REQUIRED	TOTAL [illegible] SQ. IN.

FINISH SPECIFICATION NOTES:

ROOFING SHINGLE	"AUBURN" CONCRETE TILE - REGULAR WEIGHT, STANDARD, RED CLASSIC / SOUTHWEST COLOR - STANDARD SERIES [illegible]
STONE VENEER	NATURAL STONE VENEER INTERNATIONAL INC. - PATTERN CANYON CREEK [illegible]
STUCCO	[illegible] SMOOTH STEEL TROWEL STUCCO [illegible] DUNN EDWARDS SPANISH WHITE DEC724
WINDOW SILLS / LINTELS	CAST CONCRETE COLOR TO MATCH "AUBURN TILE COLOR" 226
HOUSE TRIM EAVES & FASCIA	DUNN EDWARDS SPANISH WHITE DEC724
DOORS & WINDOWS	[illegible] 400 SERIES - COLOR - CANVAS
DRIVEWAY PAVERS	[illegible] TOSCANA - FIELD - MONTECITO
GARAGE DOORS	[illegible] SEMI-TRANSPARENT COLOR - CEDAR NATURALTONE [illegible]
EXPOSED WOOD & TRELLIS	[illegible] SEMI-TRANSPARENT COLOR - CEDAR NATURALTONE [illegible]



SQUARE FOOTAGE

MAIN RESIDENCE	
MAIN FLOOR	2643
UPPER FLOOR	90
TOTAL HOUSE	2733
ATTACHED GARAGE	670
STORAGE AREA	[illegible]
REAR ATTACHED TRELLIS	276
DETACHED PATIO COVER	[illegible]

ROOF PLAN

1/8" = 1' - 0"

NOTES

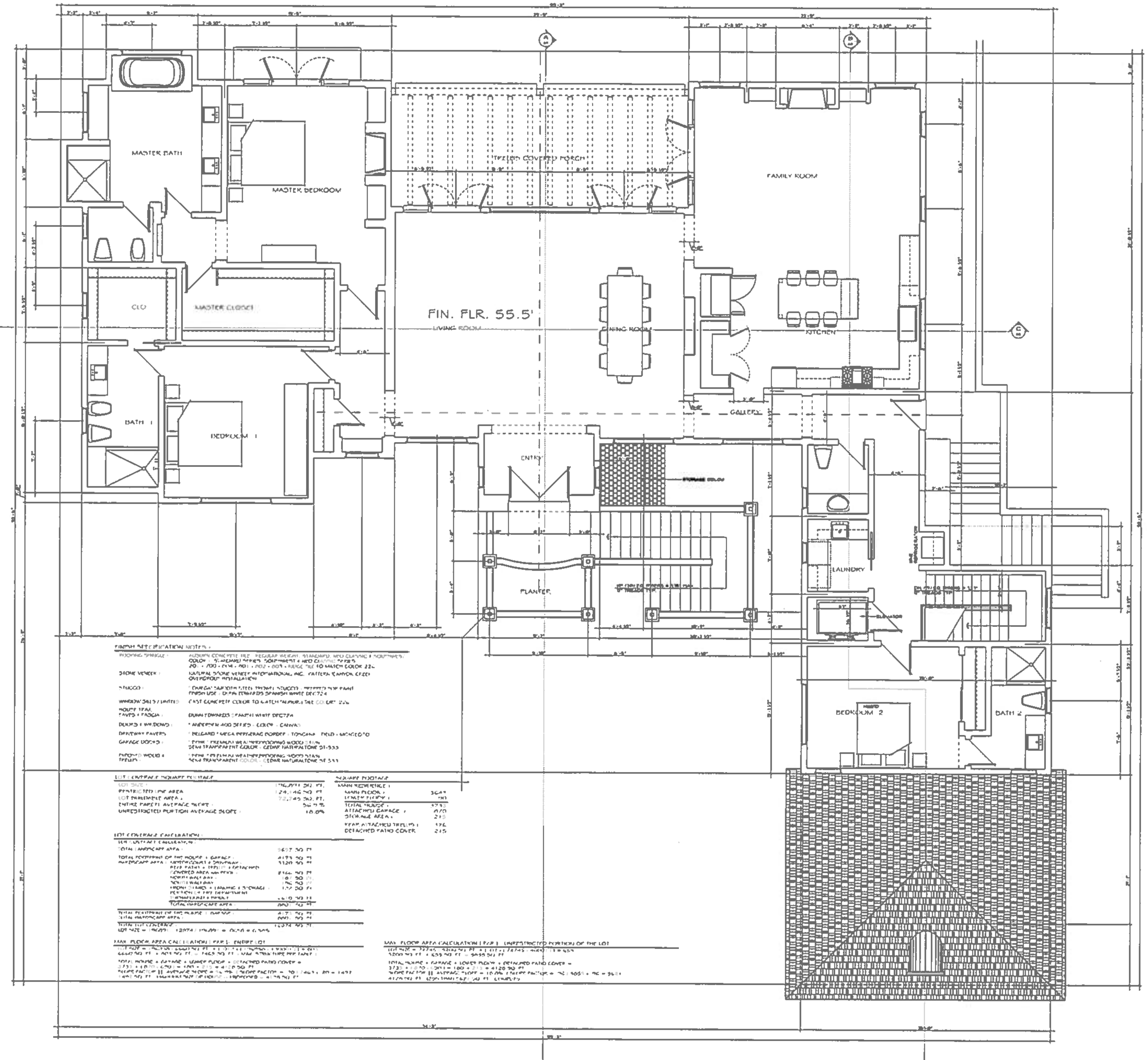
ROOF PLAN

SCHNEIDER ARCHITECTS

RESIDENCE FOR : ALEX & SASHA FRIEDLAND
LOT 8, CHESEBRO ROAD; APN 2055 - 029 - 008
AGOURA HILLS, CALIFORNIA 91301
PHONE No. 805. 718. 3323

REVISIONS

SHEET No.
A3
OF 40



FLOOR PLAN

FLOOR PLAN

RESIDENCE FOR : ALEX & SASHA FRIEDLAND
LOT 8, CHESEBRO ROAD; APN 2055 - 029 - 008
AGOURA HILLS, CALIFORNIA 91301
PHONE No. 805.718.3323

SCALE: PER PLAN

DATE:

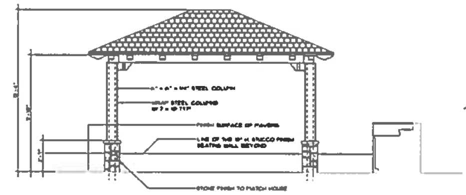
SCHNEIDER ARCHITECTS

DRAWN BY

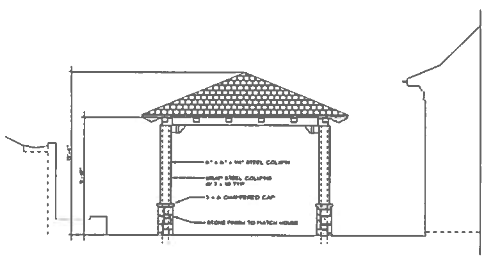
JOB NUMBER

REVISIONS

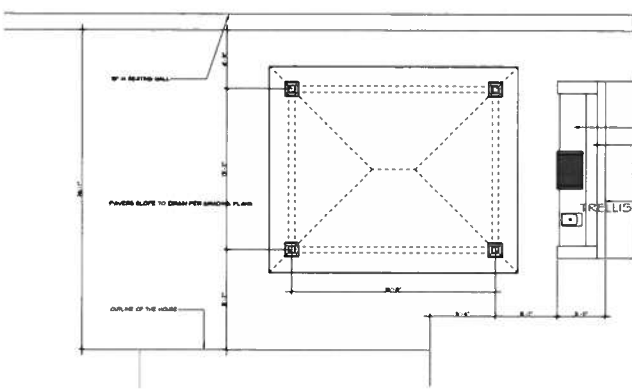
SHEET No.
A4



PATIO COVER FRONT ELEVATION

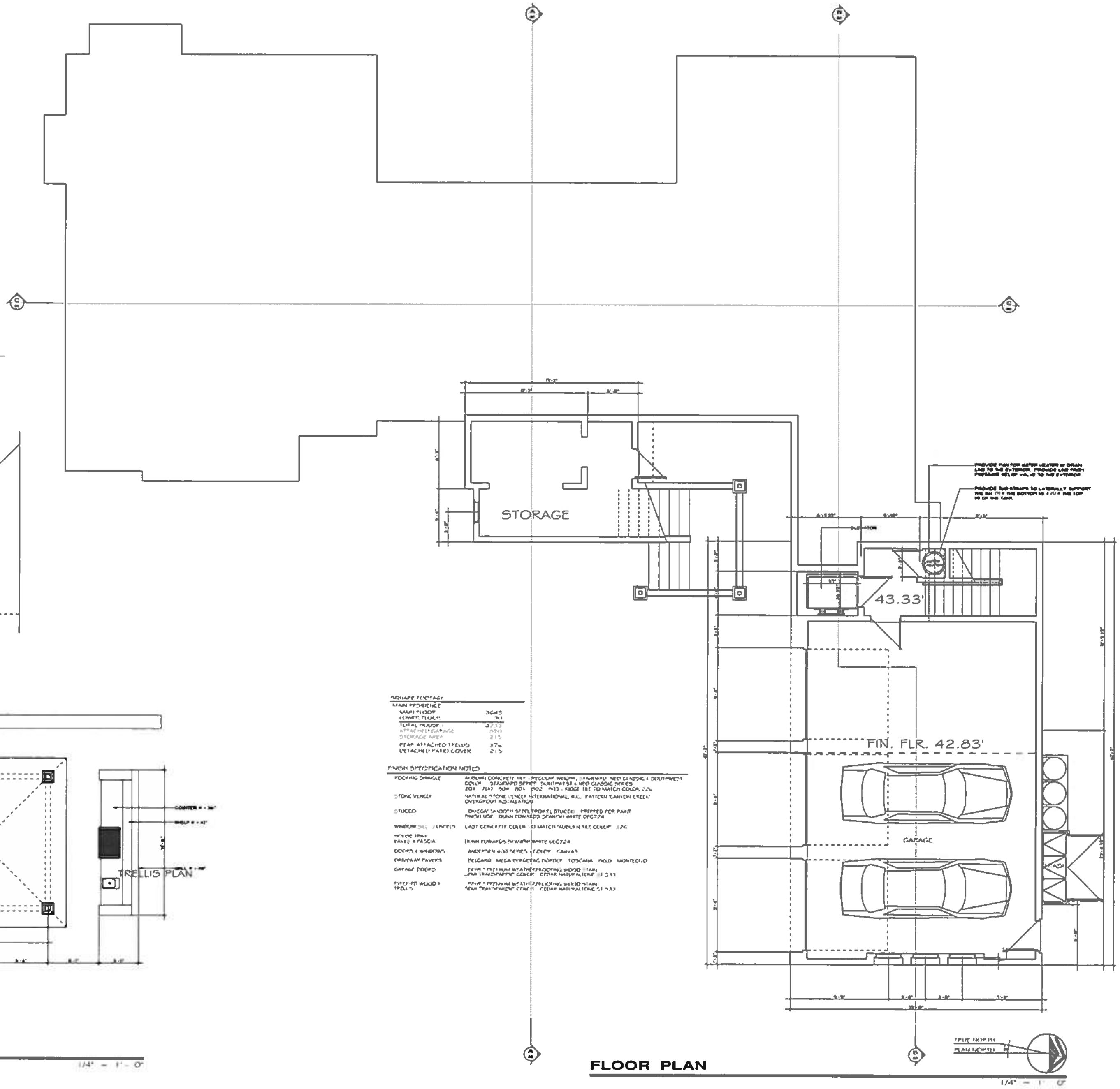


PATIO COVER SIDE ELEVATION



PATIO COVER PLAN

1/4" = 1' - 0"



SQUARE FOOTAGE	
MAIN RESIDENCE	
MAIN FLOOR	3643
LOWER FLOOR	90
TOTAL HOUSE	3733
ATTACHED GARAGE	[illegible]
STORAGE AREA	215
REAR ATTACHED TRELLIS	376
DETACHED PATIO COVER	215

FINISH SPECIFICATION NOTES

ROOFING SHINGLE	[illegible]
STONE VENEER	[illegible]
STUCCO	[illegible]
WINDOW SILL / LINTELS	[illegible]
HOUSE TRIM EAVES & FASCIA	[illegible]
DOORS & WINDOWS	[illegible]
DRIVEWAY PAVERS	[illegible]
GARAGE DOORS	[illegible]
EXPOSED WOOD & TRELLIS	[illegible]

FLOOR PLAN

1/4" = 1' - 0"

FLOOR PLAN

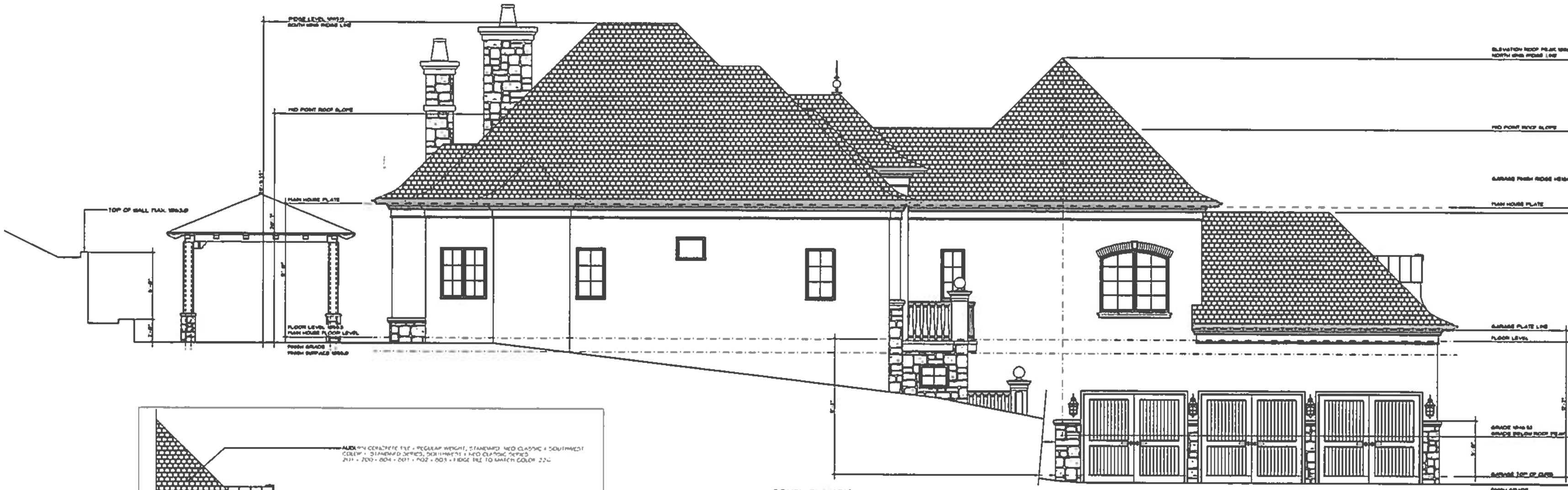
RESIDENCE FOR : ALEX & SASHA FRIEDLAND

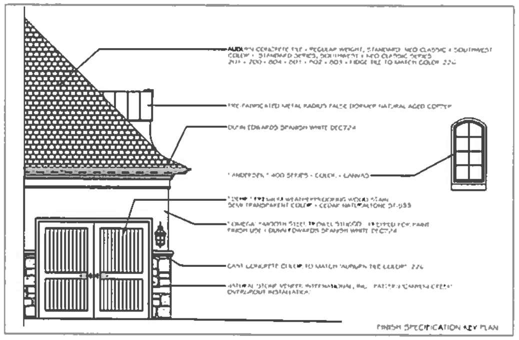
LOT 8, CHESEBRO ROAD; APN 2055 - 029 - 008

AGOURA HILLS, CALIFORNIA 91301

SCHNEIDER ARCHITECTS

SHEET No. A5 OF 40





FINISH SPECIFICATION NOTES :

ROOFING SHINGLE :	AUBURN CONCRETE TILE · REGULAR WEIGHT · STANDARD, NEO CLASSIC + SOUTHWEST ... STANDARD SERIES, SOUTHWEST + NEO CLASSIC SERIES 201 · 200 · 804 · 801 · 802 · 803 · RIDGE TILE TO MATCH COLOR 226
STONE VENEER :	NATURAL STONE VENEER INTERNATIONAL, INC. · PATTERN 'CANYON CREEK' OVERGROUT INSTALLATION
STUCCO :	'OMEGA' SMOOTH STEEL TROWEL STUCCO · PREPPED FOR PAINT FINISH USE · DUNN EDWARDS SPANISH WHITE DEC724
WINDOW SILLS / LINTELS :	CAST CONCRETE COLOR TO MATCH 'AUBURN TILE COLOR' 226
HOUSE TRIM, EAVES + FASCIA	DUNN EDWARDS SPANISH WHITE DEC724
DOORS + WINDOWS	'ANDERSON 400 SERIES · COLOR · CANVAS
DRIVEWAY PAVERS	'BELGARD' MEGA BERGERAC BORDER · TOSCANA · FIELD · MONTECITO
GARAGE DOORS	'DEHR' PREMIUM WEATHERPROOFING WOOD STAIN SEMI TRANSPARENT COLOR · CEDAR NATURALTONE 51-533
EXPOSED WOOD + TRELLIS	'DEHR' PREMIUM WEATHERPROOFING WOOD STAIN SEMI TRANSPARENT COLOR · CEDAR NATURALTONE 51-533

NOTES :

EXTERIOR ELEVATIONS

1/4" = 1'-0"

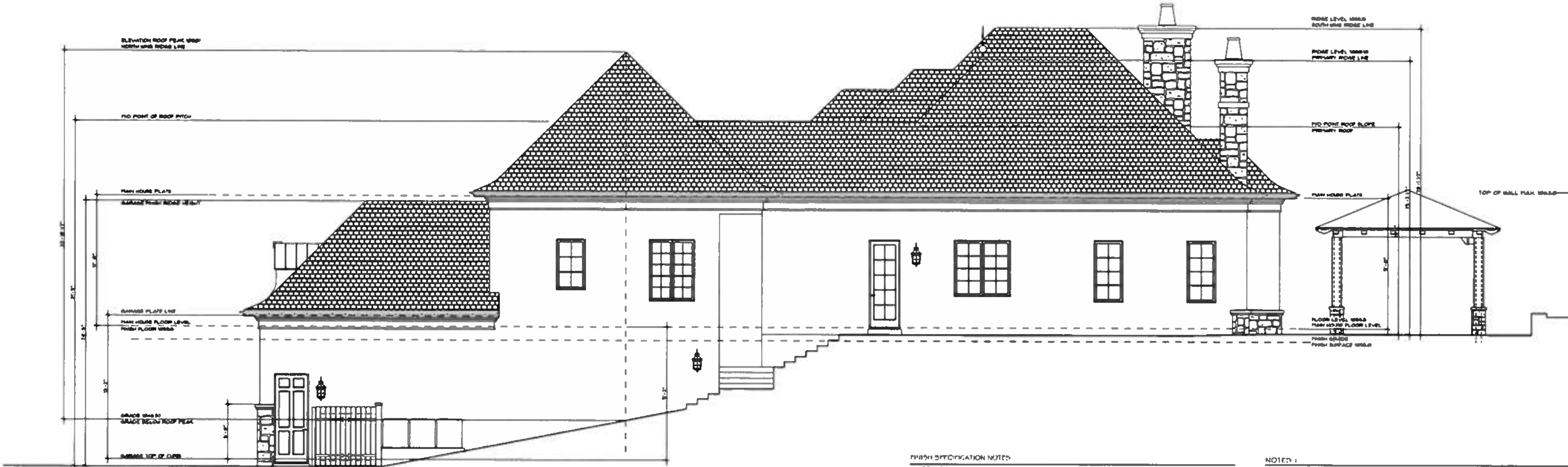
EXTERIOR ELEVATIONS

SCHNEIDER ARCHITECTS

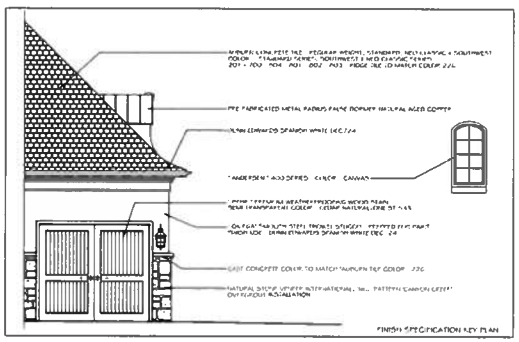
RESIDENCE FOR : ALEX & SASHA FRIEDLAND
LOT 8, CHESEBRO ROAD; APN 2055 - 029 - 008
AGOURA HILLS, CALIFORNIA 91301
PHONE No. 805. 716. 3323

REVISIONS

SHEET No.
A6
OF 40



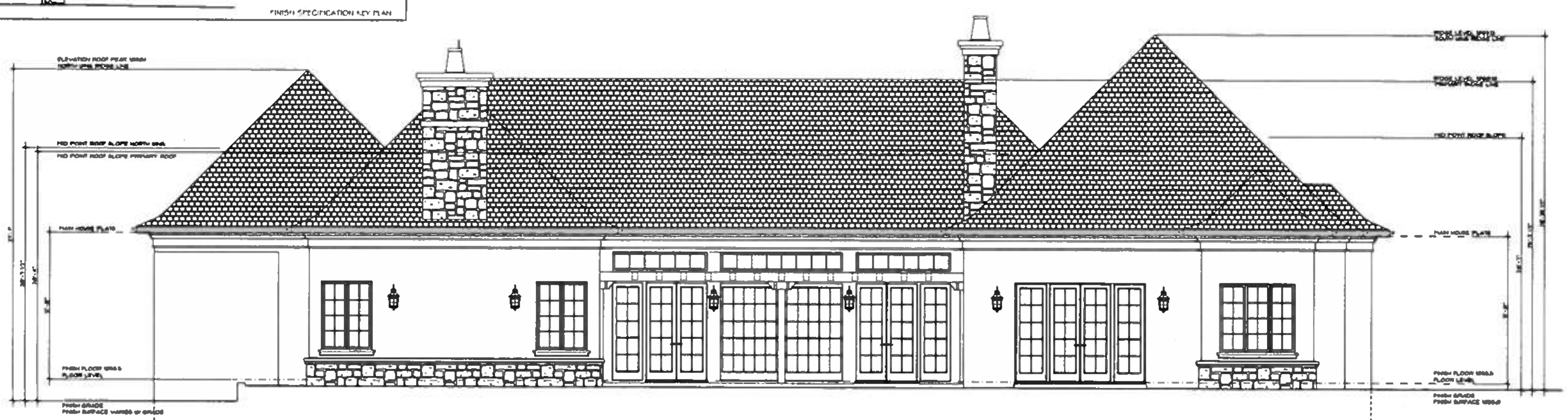
NORTH ELEVATION
RIGHT ELEVATION



FINISH SPECIFICATION NOTES

ROOFING SHINGLE	AUBURN CONCRETE TILE · REGULAR WEIGHT, STANDARD, NEO CLASSIC + SOUTHWEST COLOR · STANDARD SERIES, SOUTHWEST + NEO CLASSIC SERIES 201 700 904 901 902 903 RIDGE TILE TO MATCH COLOR 226
STONE VENEER	NATURAL STONE VENEER INTERNATIONAL, INC. PATTERN CANYON CREEK OVERGROUT INSTALLATION
STUCCO	OMEGA SMOOTH STEEL TROWEL STUCCO · PREPPED FOR PAINT FINISH USE DUNN EDWARDS SPANISH WHITE DEC724
WINDOW SILLS / LINTELS	CAST CONCRETE COLOR TO MATCH "AUBURN TILE COLOR" 226
HOUSE TRIM EAVES + FASCIA	DUNN EDWARDS SPANISH WHITE DEC724
DOORS + WINDOWS	ANDERSEN 400 SERIES COLOR CANVAS
DRIVEWAY PAVERS	BELGARD MEGA ARBEL BORDER TOSCANA FIELD MONTECITO
GARAGE DOORS	BEHR PREMIUM WEATHERPROOFING WOOD STAIN SEMI TRANSPARENT COLOR CEDAR NATURALTONE ST-533
EXPOSED WOOD + TRELLIS	BEHR PREMIUM WEATHERPROOFING WOOD STAIN SEMI TRANSPARENT COLOR CEDAR NATURALTONE ST-533

NOTES :



WEST ELEVATION
REAR ELEVATION

EXTERIOR ELEVATIONS

1/4" = 1'-0"

RESIDENCE FOR : ALEX & SASHA FRIEDLAND
LOT 8, CHESEBRO ROAD; APN 2055 - 029 - 008
AGOURA HILLS, CALIFORNIA 91301
PHONE No. 805. 716. 3322

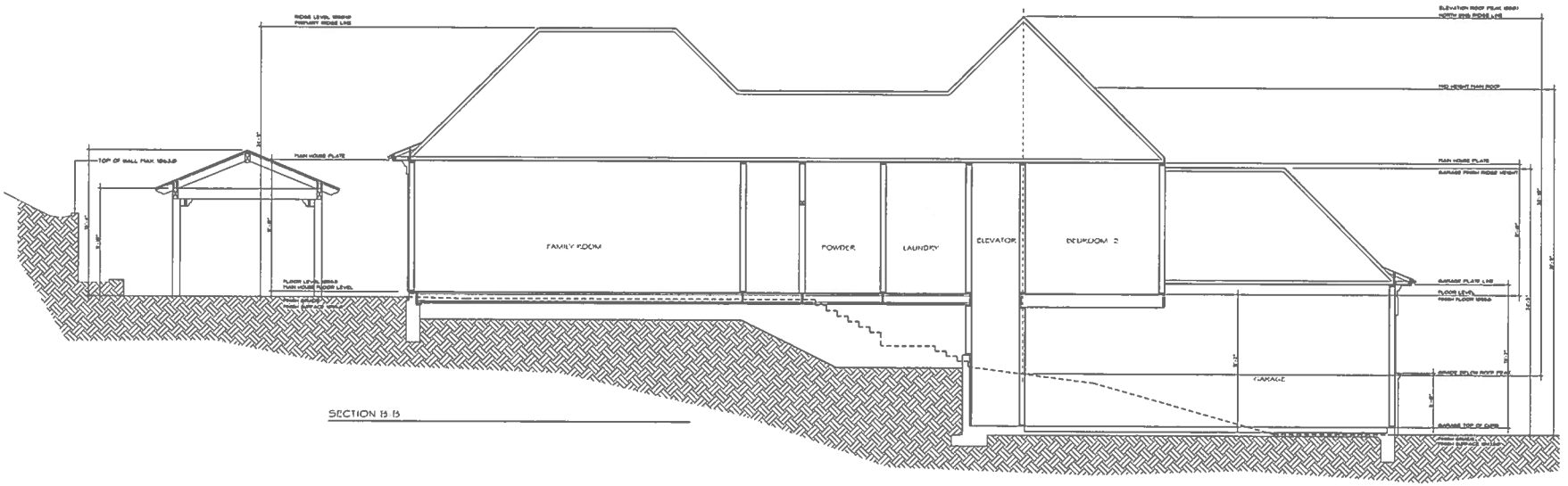
SCHNEIDER ARCHITECTS

SCALE: PER PLAN

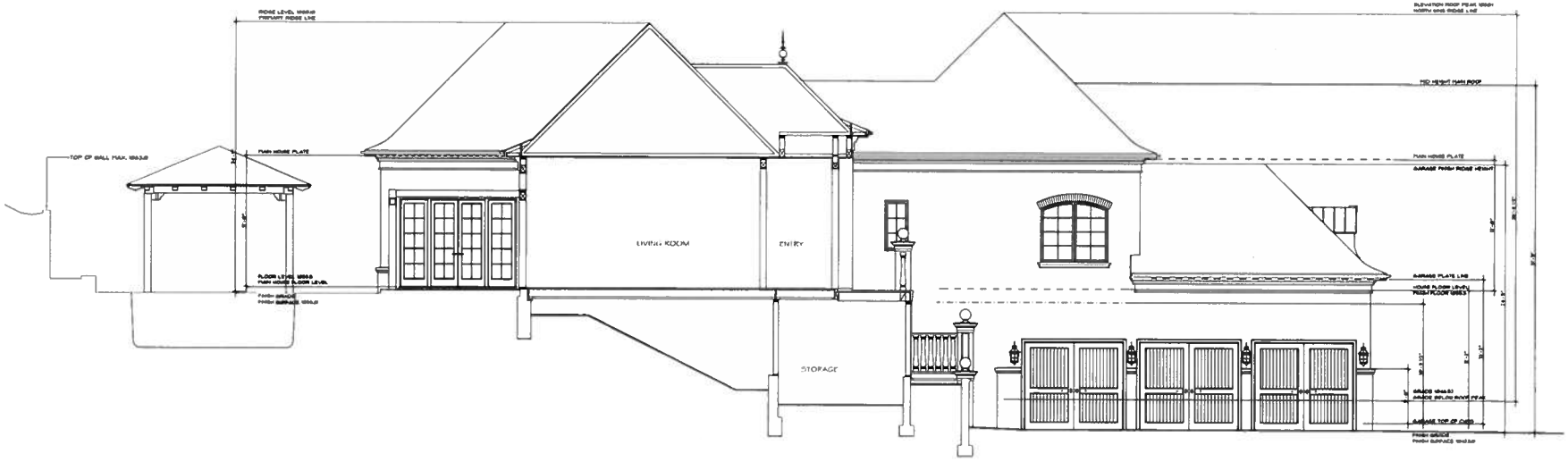
REVISIONS

SHEET No.
A7
OF 40

EXTERIOR ELEVATIONS



SECTION B-B



SECTION A-A

FRAMING SECTIONS

1/4" = 1'-0"

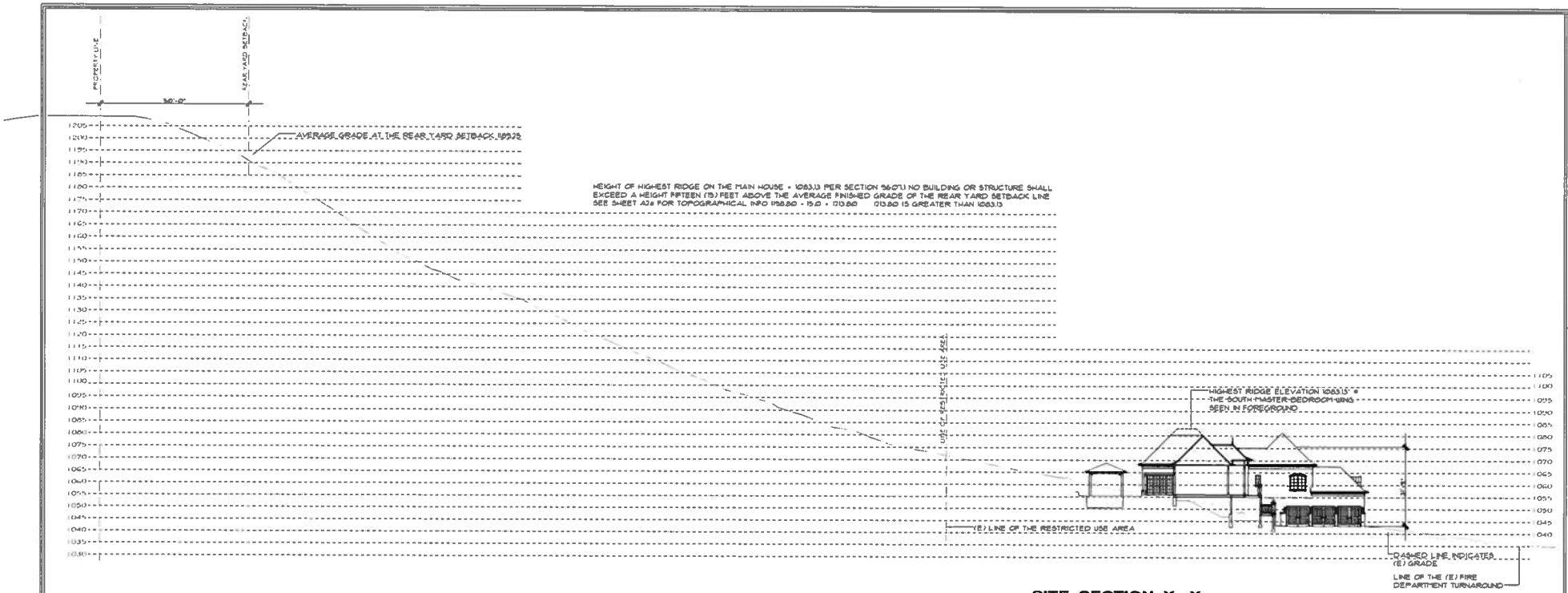
RESIDENCE FOR : ALEX & SASHA FRIEDLAND
LOT 8, CHESEBRO ROAD; APN 2055 - 029 - 008
AGOURA HILLS, CALIFORNIA 91301
PHONE No.: 805.716.1233

SCHNEIDER ARCHITECTS

REVISIONS

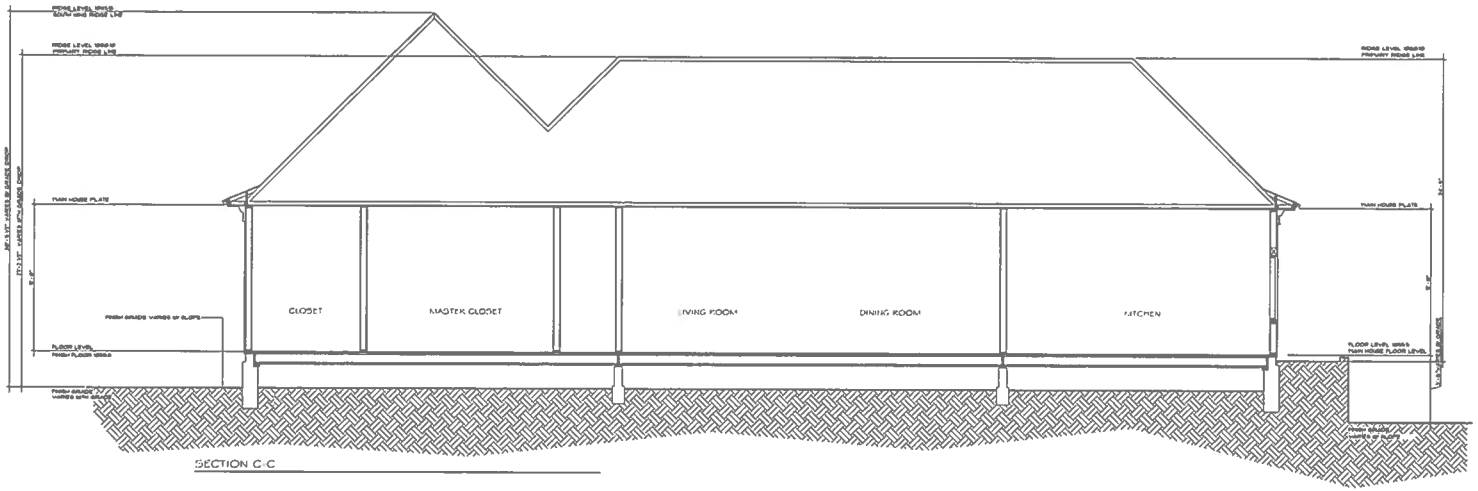
SHEET No.
A8

FRAMING SECTIONS



SITE SECTION X - X

1/4" = 1'-0"



FRAMING SECTIONS

1/4" = 1'-0"

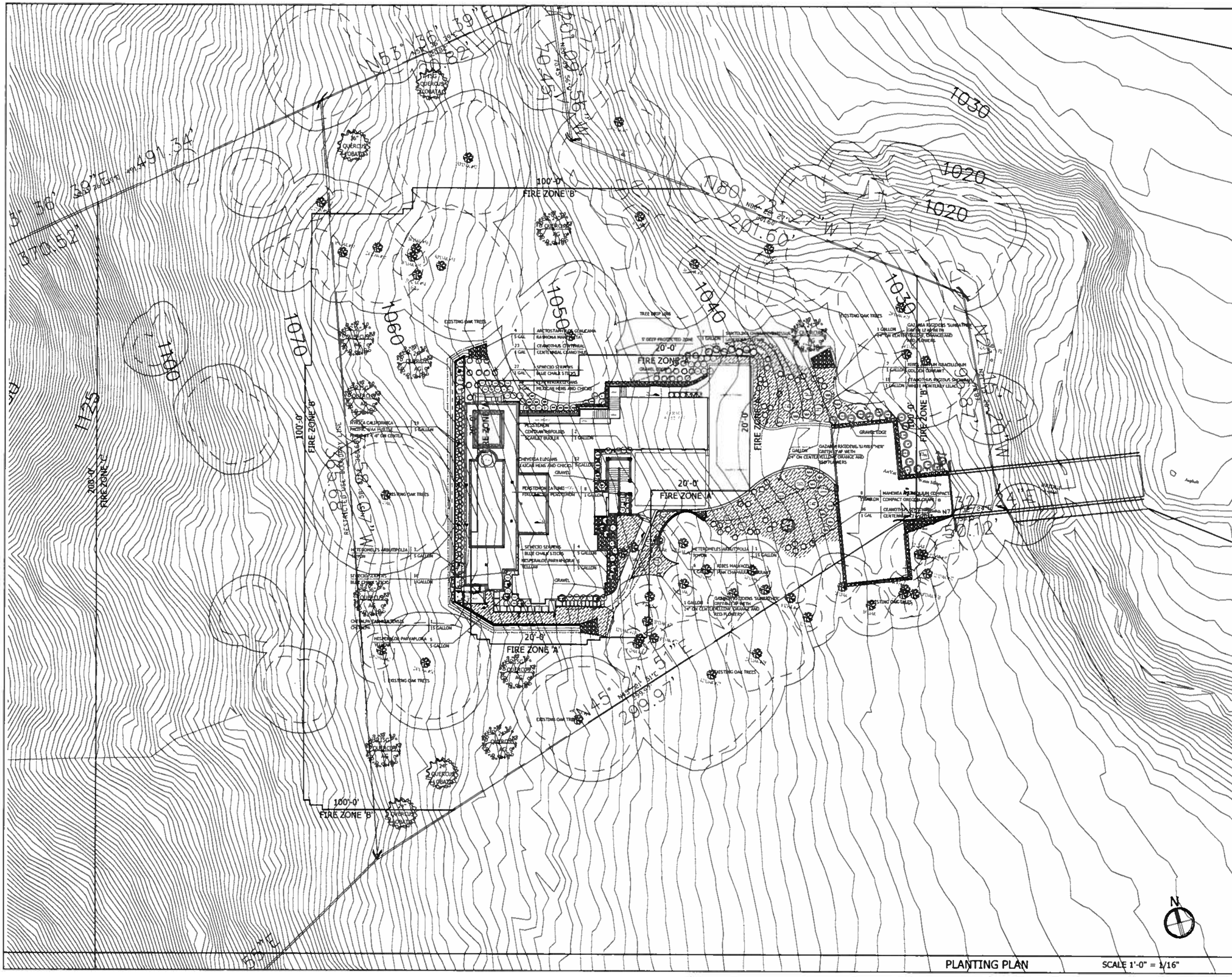
FRAMING SECTIONS

RESIDENCE FOR : ALEX & SASHA FRIEDLAND
LOT 8, CHESEBRO ROAD; APN 2055 - 029 - 008
AGOURA HILLS, CALIFORNIA 91301
PHONE No. 805.716.3323

SCHNEIDER ARCHITECTS

SHEET No. A9

OF 40



ALAN BERNSTEIN, AIA + ASLA
ARCHITECTS + LANDSCAPE ARCHITECTS
WESTLAKE VILLAGE, CA 91362

KEY:

SHEETS

- L1 PLANTING PLAN
- L2 PLANTING LEGEND AND NOTES
- L3 PLANTING DETAILS AND SPECIFICATION
- L4 IRRIGATION PLAN
- L5 IRRIGATION LEGEND AND NOTES
- L6 IRRIGATION DETAILS AND SPECIFICATION
- L7 IRRIGATION WATER CALCULATIONS
- L8 FIRE DEPARTMENT SITE PLAN AND PHOTOS

APN 2055-029-008
LOT 8, TRACT 52396
FIRE SPRINKLERS - YES

Date	Revision/Issue
[illegible]	CITY CORRECTIONS
[illegible]	CITY CORRECTIONS
[illegible]	SUBMIT TO CITY

PROJECT:

PROPOSED LANDSCAPE

FRIEDLAND RESIDENCE
6475 CHESEBRO ROAD
AGOURA HILLS, CA 91301

PHONE(805) 716-3323

DRAWING:

PLANTING PLAN

Scale: AS SHOWN

Dwg. No. L1.0

TRACT MITIGATION MEASURES (D)

8.0 MITIGATION MEASURES

Oak Canyon Ranch Tract Mitigation Measures

6475 Chesebro Road
Biological Resources Inventory and Impacts Analysis

SOIL PREPARATION (F)

SOIL PREPARATION AND PLANTING NOTES

1. AREA PREPARATION FOR PLANTING
OVER THE ENTIRE AREA PREPARE THE SOIL AS FOLLOWS
A. REMOVE ALL ROCKS, CONSTRUCTION DEBRIS, PAINT, PLASTER, CONSTRUCTION SPILL AREAS AND DISPOSE OF PROPERLY.
B. CONTACT WALLACE LABS TO COLLECT TWO SAMPLES FROM 2 AREAS AND PROVIDE 1 ANALYSIS FROM EACH AREA JUST BEFORE STARTING CONSTRUCTION– WALLACE LABS, 365 CORAL CIRCLE, EL SEGUNDO, CALIFORNIA, TEL. 310-615-0016.
C. ROTO-TILL THE TOP 4" OF SOIL
D. ADD TOP SOIL AND ADD SOIL AMENDMENTS PER SOILS REPORTS BY WALLACE LABS.
E. AFTER PLANTING MULCH ALL AREAS WITH 3" LAYER OF NITROGENIZED WOOD CHIPS (GORILLA MIX)
F. USE FOOTHILL SOILS TOP SOIL (661) 254-088.

FOR BID PURPOSES ONLY, PER 1,000 SQUARE FEET
A. ADD 4 CUBIC YARDS ORGANIC AMENDMENT FROM FOOTHILLS SOILS (661) 254-0867.
B. ADD 50 POUNDS OF AGRICULTURAL GYPSUM PER 1000 SQUARE FEET
C. ADD 40 POUNDS OF GROW POWER PLUS PER 1000 SQUARE FEET
D. ROTO-TILL THE AMENDMENTS INTO THE TOPSOIL
FRONT YARD: 4" LAYER OF TOPSOIL INTO TOP 6" OF NATIVE SOIL
SIDE YARDS: 1" LAYER OF TOPSOIL INTO TOP 3" OF NATIVE SOIL
REAR YARD PLANTER: MIX 25% TOPSOIL AND 75 NATIVE SOIL

2. TREE AND SHRUB PLANTING IN GROUND
A. PREPARE THE HOLE FOR THE PLANT AS SHOWN ON THE DETAILS ON SHEET L3
B. THE BACKFILL MIX SHALL BE
75% ON-SITE SOIL
25% FOOTHILL SOILS ORGANIC AMENDMENT
MIX THOROUGHLY BEFORE PUTTING INTO THE PLANT PIT
ADD AMENDMENTS SPECIFIED BY WALLACE LABS

D. AFTER PLANTING MULCH ALL AREAS WITH 3" LAYER OF NITROGENIZED WOOD CHIPS (GORILLA MIX).

3. MAINTENANCE
A. THE MAINTENANCE PERIOD IS TO BE 120 CALENDAR DAYS.

PLANTING WORK PROCESS (E)

WORK PROCESS

1. INSTALL OAK TREE PROTECTIVE FENCING DURING CONSTRUCTION
REFER TO OAK TREE REPORT AND MITIGATION MEASURES
2. WEED, CLEAN, TRIM TREES AND REMOVE DEAD PLANT MATERIAL IN PLANTING AREAS ONLY IMMEDIATELY AROUND HOUSE
3. REMOVE CONSTRUCTIONS DEBRIS AND THOROUGHLY RAKE SITE
4. INSTALL IRRIGATION SYSTEM
TEST IRRIGATION SYSTEM AND REVIEW COVERAGE
4. IRRIGATE SITE TO GERMINATE EXISTING GRASS AND OTHER WIND BLOW SEEDS
5. USE ORGANIC METHOD TO KILL GERMINATED PLANTS
6. WAIT MANUFACTURERS RECOMMENDED TIME PERIOD AND THEN REMOVE DEAD PLANT MATERIAL AND PROPERLY DISPOSE
7. DELIVER TREES AND LARGE SHRUBS
8. HAVE OWNERS REPRESENTATIVE INSPECT TREES AND LARGE PLANT MATERIAL
9. PLANT TREES AND LARGE SHRUBS
10. DELIVER SHRUBS AND GROUND COVERS
11. HAVE OWNERS REPRESENTATIVE INSPECT SHRUBS AND GROUND COVERS
12. INSTALL SHRUBS
13. INSTALL JUTE NETTING
14. INSTALL GROUND COVERS FROM FLATS
15. PROVIDE 120 CALENDAR DAY MAINTENANCE PERIOD TO ESTABLISH PLANTS

ADDITIONAL NOTES

A. PROVIDE AN ALLOWANCE FOR THE FOLLOWING
20- 1 GALLON PLANTS
B. PROVIDE PHOTOS OF ALL TREES FOR OWNER APPROVAL
C. ALL SLOPED AREAS TO HAVE A LAYER OF JUTE NETTING
D. CONTACT AND MEET WITH LANDSCAPE ARCHITECT (818) 707-0215 BEFORE BEGINNING WORK.
E. PROVIDE 2 SOIL SAMPLES OF GRADED SOIL CONDITIONS FROM WALLACE LABS BEFORE BEGINNING WORK.
F. THE FINAL SET OF LANDSCAPE AND IRRIGATION PLANS COMPLY WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS. - ALAN BERNSTEIN LANDSCAPE ARCHITECT

OAK TREE REPORT

BEFORE PLANTING OAKS REFER TO 'OAK TREE REPORT - AUGUST 2017' BY ENVICOM CORPORATION, ERIN ROBERTS - ARBORIST (818) 879-4700.
OAK TREE NOTES FROM REPORT:
A. PLACE COAST LIVE OAKS ON NORTH EAST FACING SLOPES WITH MORNING SUN AND LATE AFTERNOON SHADE.
B. PLACE VALLEY OAKS ON RELATIVELY FLAT GROUND AND SLOPES RANGING FROM 0 TO 30 DEGREES WITH CONSTANT SUN EXPOSURE
C. OAK TREES MAYBE WITHIN 10 TO 15 FEET APART
D. OTHER DEEP ROOTED TREES MAY BE IN CLOSE PROXIMITY

PLANTING LEGEND (C)

PLANT LEGEND

SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS RATING	PLANT USE
TREES					
CHILTAPA TASHKENTENSIS	CHITALPA LOW BRANCHING	15" GALLON	1	LOW	NATIVE + MITIGATION OFF SET 30' FROM STRUCTURE -REFER TO SHT L3 DET 4 AND 5
QUERCUS AGRIFOLIA	CA LIVE OAK LOW BRANCHING	15" GALLON	1	LOW	NATIVE + MITIGATION OFF SET 30' FROM STRUCTURE -REFER TO SHT L3 DET 4 AND 5
QUERCUS AGRIFOLIA	CA LIVE OAK LOW BRANCHING	24" BOX	4	LOW	NATIVE + MITIGATION OFF SET 30' FROM STRUCTURE -REFER TO SHT L3 DET 4 AND 5
QUERCUS AGRIFOLIA	CA LIVE OAK LOW BRANCHING	30" BOX	2	LOW	NATIVE + MITIGATION OFF SET 30' FROM STRUCTURE -REFER TO SHT L3 DET 4 AND 5
QUERCUS LOBATA	CA VALLEY OAK LOW BRANCHING	15 GALLON	1	MEDIUM	NATIVE + MITIGATION OFF SET 30' FROM STRUCTURE -REFER TO SHT L3 DET 4 AND 5
QUERCUS LOBATA	CA VALLEY OAK LOW BRANCHING	24" BOX	2	MEDIUM	NATIVE + MITIGATION OFF SET 30' FROM STRUCTURE -REFER TO SHT L3 DET 4 AND 5
QUERCUS LOBATA	CA VALLEY OAK LOW BRANCHING	30" BOX	1	MEDIUM	NATIVE + MITIGATION OFF SET 30' FROM STRUCTURE -REFER TO SHT L3 DET 4 AND 5
SHRUBS					
ARCTOSTAPHYLOS GLAUCAMA	RAMONA MANZANITA	5 GALLON	4	VERY LOW	NATIVE SHRUB
CEANOTHUS CENTENNIAL	CARMEL CREEPER	1 GALLON	50	LOW	EROSION CONTROL - ZONE B ONLY
CEANOTHUS CONCHA	CONCHA CEANOTHUS	1 GALLON	11	LOW	NATIVE FOUNDATON - ZONE A ONLY
CEANOTHUS RIGIDUS SNOWBALL	WHITE MONTEREY LILAC	1 GALLON	29	LOW	GROUND COVER
ENCHERVERIA ELEGANS	MEXICAN HENS AND CHICKS	1 GALLON	8	LOW	NATIVE SHRUB
HESPERALOE PARVIFOLIA - YELLOW	YELLOW YUCCA	1 GALLON	5	LOW	ORNAMENTAL SHRUB
HETEROMELES ARBUTIFOLIA	TOYON	15 GALLON	4	LOW	NATIVE SHRUB - LOW BRANCH MULTI
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GALLON	8	LOW	NATIVE SHRUB
MONHONIA AQUAFOLIUM COMPACTA	COMPACT OREGON GRAPE	1 GALLON	19	LOW	NATIVE SHRUB
PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GALLON	16	LOW	ORNAMENTAL GROUND COVER
PENSTEMON CENTRANTHIFOLIUS	SCARLET BUGLER	1 GALLON	7	LOW	ORNAMENTAL COLOR
PENSTEMON EATONII	FIRECRACKER PENSTEMON	1 GALLON	4	LOW	ORNAMENTAL COLOR
RIBES AUREUM GRACILLIMUM	GOLDEN CURRANT	1 GALLON	8	LOW	NATIVE SHRUB
RIBES MALVACEUM	PINK CHAPARRAL CURRANT	1 GALLON	6	LOW	NATIVE SHRUB
SENECIO SERPENS	BLUE CHALK STICKS	1 GALLON	27	LOW	SHADE AND EROSION CONTROL
SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	1 GALLON	13	LOW	ORNAMENTAL COLOR AND EROSION CONTROL
GROUND COVER					
GAZANIA RIGIDENS 'SUNBATHER'	GAZANIA - GREEN LEAF WITH YELLOW, ORANGE AND RED FLOWERS	1 GALLON	24" ON CENTER	L	EROSION CONTROL PLACE JUTE NETTING UNDER GAZANIA AREAS FOR GROUND COVERS REFER TO SHEET L3 DETAIL 1
GRAVEL	ANGULAR TAN GRAVEL, APPROXIMATELY 3" DIAMETER				
PROPOSED SEPTIC FIELD					

CITY OF AGOURA HILLS MWELO NOTES (B)

MWELO SUBMITTAL CHECKLIST
SUBMITTAL DATE: 10-13-16
PROJECT ADDRESS: 2766 OAK SUMMIT ROAD
APPLICANT NAME:

THE FOLLOWING CHECKLIST PROVIDES A LIST OF INFORMATION THAT MUST BE INCLUDED ON THE PLANS BEFORE YOUR PERMIT APPLICATION CAN BE PROCESSED. THIS CHECKLIST COVERS THE REQUIREMENTS AS PER THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AS ADOPTED BY THE CITY OF AGOURA HILLS.
ITEMS THAT ARE CHECKED MUST BE ADDRESSED ON THE PLANS

LANDSCAPE DOCUMENTATION PACKAGE (TITLE 23, CHAPTER 2.7, §492.3)

- [x] ~~THE PROJECT INFORMATION~~, TOTAL LANDSCAPE AREA, ~~WATER SUPPLY TYPE~~, AND CONTACTS SHALL BE STATED ON THE PLANS.
- [x] ADD, SIGN AND DATE THE FOLLOWING STATEMENT ON THE PLANS, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."
- [x] WATER EFFICIENT LANDSCAPE WORKSHEET THAT INCLUDES A HYDROZONE INFORMATION TABLE AND WATER BUDGET CALCULATIONS SHALL BE SUBMITTED FOR PLAN CHECK.
- [ ] A LANDSCAPE DESIGN PLAN AND IRRIGATION DESIGN PLAN SHALL BE SUBMITTED FOR PLAN CHECK.

WATER EFFICIENT LANDSCAPE WORKSHEET (TITLE 23, CHAPTER 2.7, §492.4 AND §492.13)

- [x] INCORPORATE THE WATER EFFICIENT LANDSCAPE WORKSHEET INTO PLANS. SHOW THAT THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) MEETS OR EXCEEDS THE CALCULATED ESTIMATED TOTAL WATER USE (ETWU).
- [x] THE EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) FOR THE LANDSCAPE PROJECT SHALL NOT EXCEED A FACTOR OF 0.55 (FOR RESIDENTIAL AREAS) ~~(0.45 FOR NON-RESIDENTIAL)~~.
- [x] THE PLANT FACTOR USED SHALL BE FROM WUCOLS OR FROM HORTICULTURAL RESEARCHERS WITH ACADEMIC INSTITUTIONS. WUCOLS PLANTS DATABASE CAN BE FOUND ONLINE AT: http://ucanr.edu/sites/WUCOLS/
- [ ] ALL WATER FEATURES SHALL BE INCLUDED IN THE HIGH WATER USE HYDROZONE. ALL TEMPORARY IRRIGATED AREAS SHALL BE INCLUDED IN THE LOW WATER USE HYDROZONE.
- [x] ALL SPECIAL LANDSCAPE AREAS SHALL BE IDENTIFIED ON THE PLANS. THE ETAF FOR NEW AND EXISTING (NON-REHABILITATED) SPECIAL LANDSCAPE AREAS SHALL NOT EXCEED 1.0.
- [x] FOR THE PURPOSE OF CALCULATING ETWU, THE IRRIGATION EFFICIENCY IS ASSUMED TO BE 0.75 FOR OVERHEAD SPRAY DEVICES AND 0.81 FOR DRIP SYSTEM DEVICES.

THE IRRIGATION PLANS, AT A MINIMUM SHALL CONTAIN THE FOLLOWING.

- [x] LOCATION AND SIZE OF WATER METER PROVIDING SERVICE TO THE LANDSCAPE AREA.
- [ ] A DEDICATED WATER SERVICE METER OR PRIVATE SUBMETER SHALL BE INSTALLED FOR ALL (NON-RESIDENTIAL IRRIGATED LANDSCAPES OF AT LEAST 1,000 SQ. FT.) (RESIDENTIAL IRRIGATED LANDSCAPE AREAS OF AT LEAST 5,000 SQ. FT)
- [ ] LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, MOISTURE SENSING DEVICES, RAIN SWITCHES, QUICK COUPLERS, PRESSURE REGULATORS, AND BACKFLOW PREVENTION DEVICES.
- [x] STATIC WATER PRESSURE AT THE POINT OF CONNECTION THE PUBLIC WATER SUPPLY
- [ ] FLOW RATE (GALLONS PER MINUTE), APPLICATION RATE (INCHES PER HOUR), AND DESIGN OPERATING PRESSURE (PRESSURE PER SQUARE INCH) FOR EACH STATION
- [ ] ADD NOTE TO PLANS. "PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES."
- [ ] MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.
- [ ] ADD NOTE TO PLANS. "CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."
- [ ] AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE OR DRIP IRRIGATION.
- [x] OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24-INCHES OF ANY NON-PERMEABLE SURFACE.
- [x] ADD IRRIGATION HYDRAULIC CALCULATIONS ON THE PLAN THAT DEMONSTRATES THE THE IRRIGATION SYSTEM AS DESIGNED WILL OPERATE WITHIN THE MANUFACTURES SPECIFICATIONS.
- [x] SPECIFY SPRINKLER HEADS THAT MEET THE DISTRIBUTION UNIFORMITY REQUIREMENT OF LOW QUARTER 0.65 OR HIGHER. MWELO 492.7. (H)

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CHAPTER 2.7, §492.6, §492.7, AND §492.16)

- [x] ADD THE FOLLOWING STATEMENT ON THE LANDSCAPE AND IRRIGATION PLANS: "I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS." SIGN AND DATED BY THE PROJECT LANDSCAPE ARCHITECT
- [x] THE FINAL SET OF LANDSCAPE AND IRRIGATION PLANS SHALL BEAR THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT
- [x] ADD NOTES TO PLANS: "A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- [x] ADD NOTE TO PLANS: "A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY THE LICENSED PROJECT LANDSCAPE ARCHITECT
- [x] ADD NOTE TO PLANS: "AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION

LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7, §492.6)
THE LANDSCAPE DESIGN PLANS, AT A MINIMUM, SHALL:

- [ ] DELINEATE AND LABEL EACH HYDROZONE BY NUMBER, LETTER, OR OTHER METHODS.
- [ ] IDENTIFY EACH HYDROZONE AS LOW, MODERATE, HIGH WATER, OR MIXED WATER USE.
- [ ] IDENTIFY RECREATIONAL AREAS, AREAS SOLELY DEDICATED TO EDIBLE PLANTS, AREAS IRRIGATED WITH RECYCLED WATER, TYPE AND SURFACE AREA OF WATER FEATURES, IMPERMEABLE AND PERMEABLE HARDSCAPE, AND ANY INFILTRATION SYSTEMS.
- [ ] FOR HYDROZONE WITH A MIX OF BOTH LOW AND MODERATE WATER USE PLANTS OR BOTH MODERATE AND HIGH WATER USE PLANTS, THE HIGHER PLANT FACTOR OR THE PLANT FACTOR BASED ON THE PROPORTIONS OF THE RESPECTIVE PLANT WATER USES SHALL BE USED. HYDROZONES CONTAINING A MIX OF LOW AND HIGH WATER USE PLANTS IS NOT PERMITTED
- [ ] TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE
- [ ] ADD NOTE TO PLANS: "RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES"
- [x] ADD NOTE TO PLANS: "A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED."
- [x] ADD NOTE TO PLANS: "FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL."

LANDSCAPE CODES AND GUIDELINES (A2)

LANDSCAPE CODES AND GUIDELINES:

CITY OF AGOURA HILLS GENERAL PLAN AND ARCHITECTURAL DESIGN STANDARDS
LAS VIRGENES MUNICIPAL WATER DISTRICT
LOS ANGELES COUNTY HEALTH
STATE OF CALIFORNIA RECYCLED WATER - STATUES AND REGULATIONS
AKA: THE PURPLE BOOK
CALIFORNIA CODE OF REGULATIONS TITLE 23, DIVISION 2, CHAPTER 2.7
MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)

CITY OF AGOURA HILLS NOTES (A)

CITY OF AGOURA HILLS NOTES

A. CONTACT AND MEET WITH THE CITY LANDSCAPE ARCHITECT BEFORE BEGINNING WORK.

B. THE LICENSED LANDSCAPE CONTRACTOR UPON SIGNING A CONTRACT FOR MATERIALS AND INSTALLATION WORK ON THIS PROJECT SHALL AGREE TO COMPLY WITH THE WATER REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE OF THE STATE OF CALIFORNIA AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE TO THE CITY OF AGOURA HILLS. CONTRACTOR TO SIGN AND DATE APPROVED LANDSCAPE PLANS INDICATING HIS AGREEMENT.

CONTRACTOR SIGNATURE ____________ DATE ________

C. A LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDRO-ZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

D. A CERTIFICATION OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY THE LICENSED PROJECT LANDSCAPE ARCHITECT.

E. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION BY A CERTIFIED IRRIGATION AUDITOR.

F. PROVIDE 2 SOIL SAMPLES OF GRADED SOIL CONDITIONS FROM WALLACE LABS BEFORE BEGINNING WORK. IF THE SOIL IS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, THEN THE SOIL SHALL BE AMENDED WITH COMPOST AT A RATE OF FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF PERMEABLE AREA.
THE COMPOST SHALL BE INCORPORATED TO DEPTH OF 6" INTO THE SOIL.

G. A MINIMUM OF 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREA. EXCEPT ON TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEED APPLICATIONS WHERE MULCH IS CONTRAINDICTED.

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KEY:

APN 2055-029-008
LOT 8, TRACT 52396
FIRE SPRINKLERS - YES

Date	Revision or Issue
03-02-18	CITY CORRECTIONS
11-20-17	CITY CORRECTIONS
08-21-17	SUBMIT TO CITY

PROJECT:
PROPOSED LANDSCAPE
FRIEDLAND RESIDENCE
6475 CHESEBRO ROAD
AGOURA HILLS, CA 91301
PHONE(805) 716-3323

DRAWING:
PLANTING LEGEND AND NOTES

Scale: AS SHOWN
Date: 7-25-18
Sheet No. L2.0

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

FUEL MODIFICATION PLAN NOTES

Zone A – Setback Zone

Zone B – Irrigated Zone

Zone C – Native Brush Thinning Zone

Fire Access Road Zone

Maintenance

ALEX FRIEDLAND 11.17.2017

SASHA FRIEDLAND 11.17.2017

FIRE DEPARTMENT FUEL MODIFICATION NOTES 9

[illegible]	[illegible]	[illegible]	A	[illegible]
[illegible]	[illegible]	[illegible]	A	[illegible]
[illegible]	[illegible]	[illegible]	A	[illegible]

OAK TREE #47 TO REMAIN ON SITE - NO MITIGATION REQUIRED

TOTAL OAKS TO BE REPLACED:

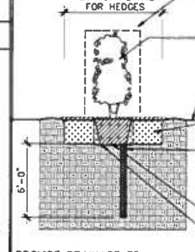
QUERCUS AGRIFOLIA 15 GALLON QUANTITY OF 3
QUERCUS AGRIFOLIA 24" BOX QUANTITY OF 4
QUERCUS AGRIFOLIA 36" BOX QUANTITY OF 2

QUERCUS LOBATA 15 GALLON QUANTITY OF 1
QUERCUS LOBATA 24" BOX QUANTITY OF 2
QUERCUS LOBATA 15 GALLON QUANTITY OF 1

TOTAL OF OAKS TO BE MITIGATED = 13 TREES

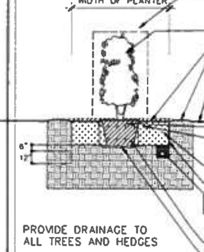
OAK TREE MITAGATION 8

CITY OF AGOURA HILLS PLAN CHECK CORRECTION NOTES REGARDING POTABLE AND RAINWATER USE 7



PROVIDE DRAINAGE TO ALL TREES AND HEDGES

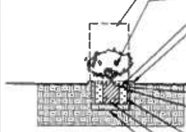
OAK DRAINAGE DETAIL 6



PROVIDE DRAINAGE TO ALL TREES AND HEDGES

HEDGE PLANTING & DRAINAGE DETAIL 3

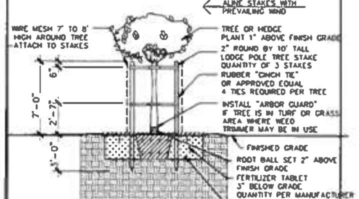
NO DETAIL 5



SHRUB PIT SIZES

15 GALLON SHRUB HOLE TO BE 36" X 36"
5 GALLON SHRUB HOLE TO BE 30" X 30"
1 GALLON SHRUB HOLE TO BE 24" X 24"

SHRUB PLANTING DETAIL 2



TREE TIE NOTES

DRIVE STAKES 4' INTO GROUND OUTSIDE THE TREE ROOT BALL OR TREE BOX

USE SOFT RUBBER STRAPS DO NOT USE WIRE TIES

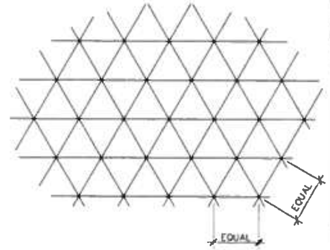
FASTEN THE TREE TIE TIGHTLY TO THE STAKES AND LOOSELY TO THE TREE-ALLOWING 2 INCHES OF SLACK SO THE TREE CAN MOVE AND GROW

REMOVE THE STAKES AND TIES WITH IN A YEAR AFTER PLANTING

TREE PIT SIZES

15 GALLON TREE HOLE TO BE 3.5' X 3.5'
24" BOX TREE HOLE TO BE 5' X 5'
36" BOX TREE HOLE TO BE 6' X 6'
48" BOX TREE HOLE TO BE 9' X 9'
60" BOX TREE HOLE TO BE 10' X 10'

TREE PLANTING DETAIL 4



NOTE: ALL GROUNDCOVER TO BE PLANTED AT EQUAL TRIANGULAR SPACING UNLESS OTHERWISE INDICATED ON PLANS. PLANT A MINIMUM OF 3" FROM SIDEWALK, CURB OR DRAINAGE SWALE.

GROUND COVER SPACING DETAIL NTS 1

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KEY:

APN 2055-029-008
LOT 8, TRACT 52396
FIRE SPRINKLERS - YES

Date:	Revision or Issue
11-20-17	CITY CORRECTIONS
08-21-17	SUBMIT TO CITY

PROJECT:

PROPOSED LANDSCAPE

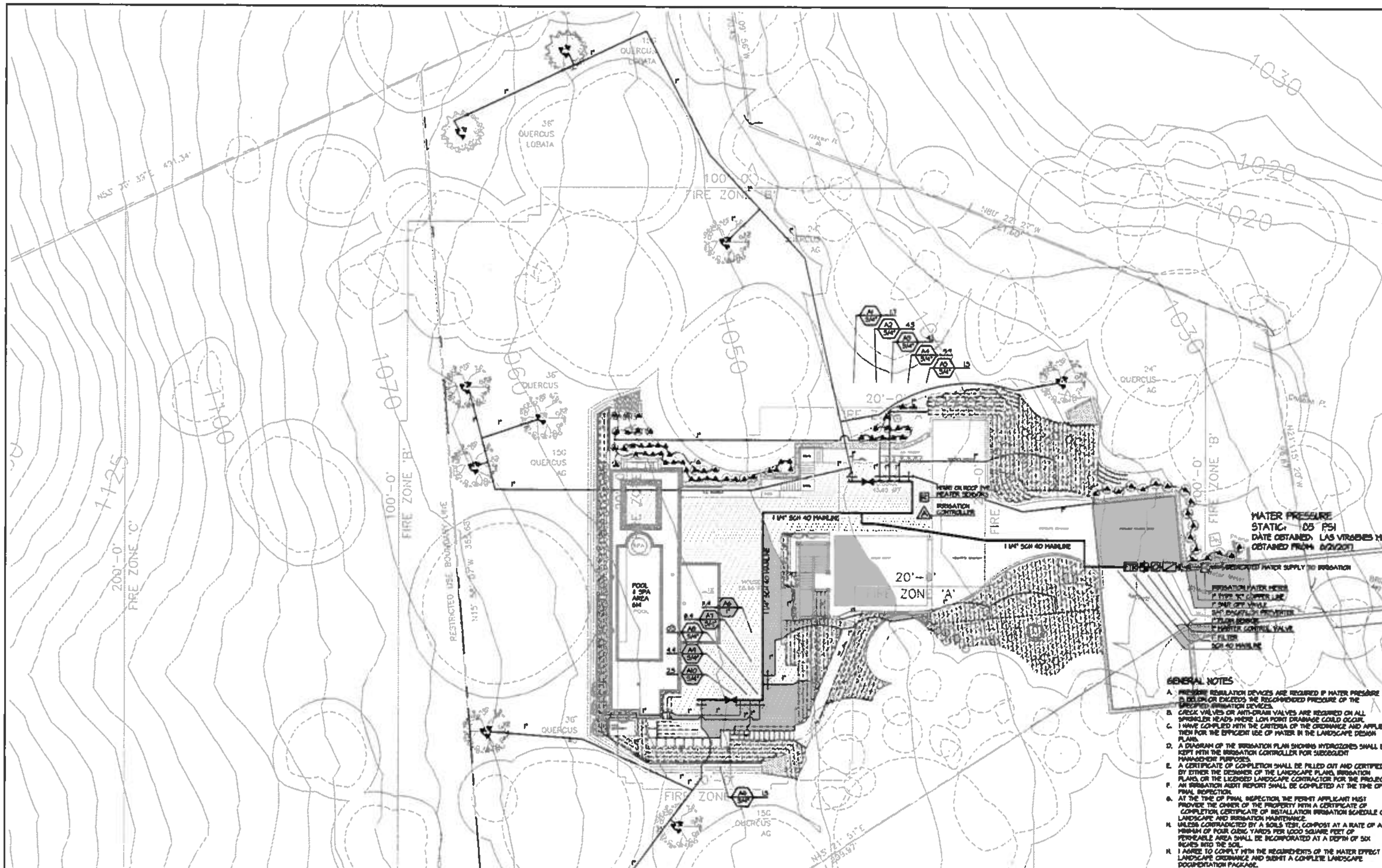
FRIEDLAND RESIDENCE
6475 CHESEBRO ROAD
AGOURA HILLS, CA 91301

PHONE(805) 716-3323

DRAWING:

PLANTING DETAILS & NOTES

Scale: AS SHOWN Date: 7-20-18 Dwg No. L3.0



IRRIGATION PLAN

SCALE: 1/16"=1'-0"

I HAVE COMPLIED WITH THE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN IRRIGATION DESIGN PLAN.

8/20/2017

GENERAL NOTES

A. PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
B. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
C. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
D. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
E. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
F. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
G. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
H. UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED AT A DEPTH OF SIX INCHES INTO THE SOIL.
H. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFECT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

LANDSCAPE DRIPLINE LEGEND

NOTE: FOR IRRIGATION DETAILS SEE IRRIGATION DETAIL SHEET

SYMBOL	DESCRIPTION	MODEL	MAKE	EMITTER SPACING	DRIPLINE SPACING	PSI	RAD	GPH	IN/H	REMARKS
- - - - - -	DRIP EMITTER LINE	XFS-06-12	RAINBIRD	12"	18"	20	0	0.6	0.64	INSTALL PER MFR. SPEC. SEE DETAIL 12, 13, 14
———	RANDOM DRIP LINE	XT-700	RAINBIRD	N/A	N/A	20	0	N/A	N/A	INSTALL PER MFR. SPEC. SEE DETAIL 12, 13, 14, 15

HEAD LEGEND

NOTE: FOR IRRIGATION DETAILS SEE IRRIGATION DETAIL SHEET

SYMBOL	PATTERN	DESCRIPTION	MAKE	BODY FEATURES	NOZZLE	PSI	RAD	GPM	IN/H	REMARKS
▲	DRIP	DRIP EMITTER	RAINBIRD	ON DRIP LINE	PC-05 LT BRN	20	0'	0.08	n/a	SEE DETAIL 15

IRRIGATION EQUIPMENT LEGEND

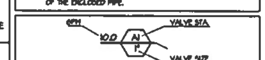
NOTE: FOR IRRIGATION DETAILS SEE IRRIGATION DETAIL SHEET

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
⊘	BACKFLOW PREVENTER	FEBCO	825Y SIZE PER PLAN	SEE DETAIL 1
	WYE STRAINER	WILKINS	YB SERIES (100 MESH)	SEE DETAIL 1
△A	AUTOMATIC CONTROLLER	HUNTER	I-CORE - 12 STATION W/ SOLAR SYNC	MOUNT CONTROLLER IN ENCLOSURE SEE DETAIL 2
R	WEATHER SENSORS	HUNTER	SOLAR-SYNC	MOUNT ON ROOF EVE
FIL	FILTER	AMIAD	1", 1 1/2", 2" SIZE PER PLAN	W/ 200 MESH/80 MICRON SIZE ELEMENT SEE DETAIL 3
P	PRESSURE REGULATOR	WILKINS	500 SERIES	HIGH SPRING RANGE 75-125 PSI - SET OUTLET PRESSURE TO 75 PSI OR PER PLAN
	FLOW SENSOR - USE ONLY W/ COMPATIBLE CONTROLLER	HUNTER	FLOW-CLIK SCH 40	USE WITH MASTER RCV - INSTALL IN VALVE BOX - SEE DETAIL 17
	WATER METER	PER WATER AGENCY	SIZE PER PLAN	COORDINATE INSTALLATION WITH WATER SERVICE AGENCY
———	IRRIGATION MAINLINE	PACIFIC PLASTICS OR EQUAL	UNDER 2" - SCH 40 PVC 2" AND UP - CL 315 PVC SIZE PER PLAN	ALL PIPE CROSSING ROADWAY AND/OR SIDEWALK AREAS SHALL BE SLEEVED MAINLINE SHALL BE 2" UNLESS NOTED OTHERWISE ON PLANS. ALL PIPE ON GRADE SHALL BE UV RESISTANT "BROWNLINE".
———	IRRIGATION LATERAL	PACIFIC PLASTICS OR EQUAL	CL 200 PVC SIZE PER PLAN	
= = =	PIPE SLEEVE		SCHEDULE 40 PVC	TRENCH AND RESURFACE; BORE WHERE NOTED ON PLANS
	MASTER CONTROL VALVE IN 14"x19" RECT. VALVE BOX	SUPERIOR	950 SERIES 3/4"-3"	SEE DETAIL 4
	REMOTE CONTROL VALVE IN 14"x19" RECT. VALVE BOX	HUNTER	ICV SERIES 1",1.5",2"	SEE DETAIL 4
+	REMOTE CONTROL VALVE IN 18"x24" RECT. VALVE BOX	RAINBIRD	DRIP ZONE 3/4" XCZ-075-PRF-BF	SEE DETAIL 5
⋈	SHUTOFF VALVE 2 1/2" & LESS	HAMMOND	1B645 SERIES GATE VALVE	LINE SIZE - IN 10" ROUND VALVE BOX SEE DETAIL 6
	SWING CHECK VALVE	KING BROTHERS	KCS-5 SERIES LINE SIZE	
	SPRING CHECK VALVE	KING BROTHERS	KC-5 SERIES LINE SIZE	
....	DRIPLINE MANIFOLD	PACIFIC PLASTICS OR EQUAL	CL 200 PVC SIZE PER PLAN	INSTALL PER MANUFACTURER SPEC. SEE DETAIL 12, 13, 14
●	FLUSH VAVLE	RAINBIRD	EASY FIT FLUSH CAP	INSTALL PER MANUFACTURER SPEC. INSTALL AT ALL POSSIBLE ENDS
●	AIR VACUUM REALIEF FIT	RAINBIRD	AIR VACUUM REALIEF KIT - XT000	CONTRACTOR SHALL INSTALL@ HIGH POINT SEE DETAIL 10

IRRIGATION NOTES

1. THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS, MACHINERY, AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE OPERATING AUTOMATIC IRRIGATION SYSTEM AS SHOWN ON PLANS AND DETAILS HEREON.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR INSTALLATION OF THE IRRIGATION SYSTEM, EXCEPT ELECTRICAL SUPPLY.
3. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO UNIFORM PLUMBING CODES, AND ALL STATE AND LOCAL CODES.
4. AT THE END OF EACH WORK DAY, THE SITE SHALL BE CLEANED OF EXCESS OR WASTE MATERIALS. AT THE END OF WORK, ALL SUCH MATERIALS SHALL BE REMOVED FROM THE SITE.
5. IT IS THE INTENT OF THESE DOCUMENTS TO INDICATE A COMPLETE IRRIGATION SYSTEM READY FOR USE WITHOUT FURTHER COST TO THE OWNER.
6. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
7. CONTRACTOR TO COORDINATE PIPING AND SLEEVING WITH HARDSCAPE INSTALLATION.
8. DRAWINGS ARE DIAGRAMMATIC. PLACE IRRIGATION LINES AND EQUIPMENT IN PLANTING AREAS.
9. PIPE RUNNING UNDER PAVING SHALL BE SLEEVED WITH SCHEDULE 40 PVC SLEEVE. SLEEVE SHALL BE TWICE THE SIZE OF THE ENCLOSED PIPE DIAMETER. SEE IRRIGATION DETAILS FOR PIPE AND PIPE SLEEVE DETAILS.
10. IRRIGATION SLEEVES UNDER STREET PAVING SHALL BE 36" MIN. FROM FINISHED SURFACE. REFER TO DETAILS.
11. A PLASTIC LAMINATED, COLOR CODED, REDUCED SIZE IRRIGATION PLAN SHALL BE FURNISHED TO THE OWNER AFTER FINAL ACCEPTANCE OF THE CONTRACT. PLACE ANOTHER LAMINATED COPY INSIDE THE CONTROLLER CABINET DOOR.
12. A GUARANTEE OF ONE FULL YEAR SHALL BE GRANTED BY THE CONTRACTOR ON THE IRRIGATION SYSTEM AS INSTALLED, EXCLUDING OBVIOUS ACTS OF VANDALISM. CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL DURING THIS GUARANTEE PERIOD.
13. THE SPRINKLER SYSTEM IS NOT CONSIDERED COMPLETE UNTIL ALL VALVES, HEADS, CONTROLLERS, AND RELATED EQUIPMENT HAVE BEEN INDIVIDUALLY ADJUSTED FOR MAXIMUM COVERAGE WITH A MINIMUM OF OVERSPRAY ON ALL BUILDING FENCES, WALKWAYS, DRIVEWAYS, OR OTHER SITE FACILITIES.
14. FURNISH FOUR QUICK COUPLER VALVE KEYS TO THE OWNER.
15. MAINLINE PRESSURE TEST AT 120 PSI FOR TWO HOURS IS REQUIRED, WITH VERIFICATION BY THE APPROVING AGENCY. SEE SPECIFICATIONS FOR COMPLETE INFORMATION ON INSPECTIONS.
16. DESIGN PRESSURE IS 25 PSI OR AS INDICATED ON THE IRRIGATION LEGEND.
17. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A WATERING SCHEDULE TO THE OWNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. FURNISH A COPY OF THIS SCHEDULE TO THE LANDSCAPE ARCHITECT.
18. THESE PLANS COMPLY WITH THE PUBLIC LANDSCAPE STANDARDS. DO NOT DEVIATE FROM THE PLANS WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
19. DO NOT INSTALL SPRINKLER NOZZLES ON RISERS UNLESS SPECIFICALLY DIRECTED TO DO ON THE PLANS OR BY THE LANDSCAPE ARCHITECT.
20. PIPE ON SLOPES 2:1 OR MORE SHALL BE UVR-PVC ON GRADE - SECURE PIPE TO GRADE @ O.C. W/ 24" LONG STEEL REBAR HOOKS NOZZLES ON SLOPE MAY BE ON 12" SCH 80 PVC RISERS.
21. ALL PIPE WITHIN A BUILDING STRUCTURE SHALL BE COPPER PIPE. CONTRACTOR SHALL COORDINATE ALL COPPER PIPE WITH IN A BUILDING STRUCTURE WITH THE ARCHITECT.

NOTE: IRRIGATION PLANS ARE DIAGRAMMATIC, FOR GRAPHIC CLARITY. INSTALL IRRIGATION IN PLANTING AREAS EXCEPT WHERE NECESSARY TO CROSS UNDER PAVEMENT OR STREETS.
ALL PIPE UNDER PAVEMENT OR STREETS SHALL BE SLEEVED. SLEEVE SHALL BE SCHEDULE 40 PVC, TWO TIMES THE DIAMETER OF THE ENCLOSED PIPE.

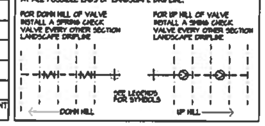


NOTES FOR ALL VALVES USING LANDSCAPE DRIPLINE

ALL LANDSCAPE DRIPLINE SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS. SLOPE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION. LANDSCAPE DRIPLINE SHALL FOLLOW CONTOURS OF SLOPE. INSTALL EASY FIT FLUSH CAPS AT ALL POSSIBLE ENDS OF LANDSCAPE DRIPLINE.

FOR DOWN HILL OF VALVE INSTALL A SPRING CHECK VALVE EVERY OTHER SECTION LANDSCAPE DRIPLINE

FOR UP HILL OF VALVE INSTALL A SWING CHECK VALVE EVERY OTHER SECTION LANDSCAPE DRIPLINE



ALAN BERNSTEIN, AIA + ASLA
ARCHITECTS + LANDSCAPE ARCHITECTS
WESTLAKE VILLAGE, CA 91362

KEY:

SHEETS
- L1 PLANTING PLAN
- L2 PLANTING LEGEND AND NOTES
- L3 PLANTING DETAILS AND SPECIFICATION
- L4 IRRIGATION PLAN, IRRIGATION LEGEND, NOTES AND HYDRO CALCS
- L5 IRRIGATION WATER CALCULATIONS
- L6 IRRIGATION DETAILS AND SPECIFICATION

JM
JEREMI MORRISON RLA
VANCOUVER, WA

Call 2 Days Before You Dig 811

JOB No:	17-134
DATE:	2/4/2018
DRAWN BY:	JDM
CHECK BY:	JDM

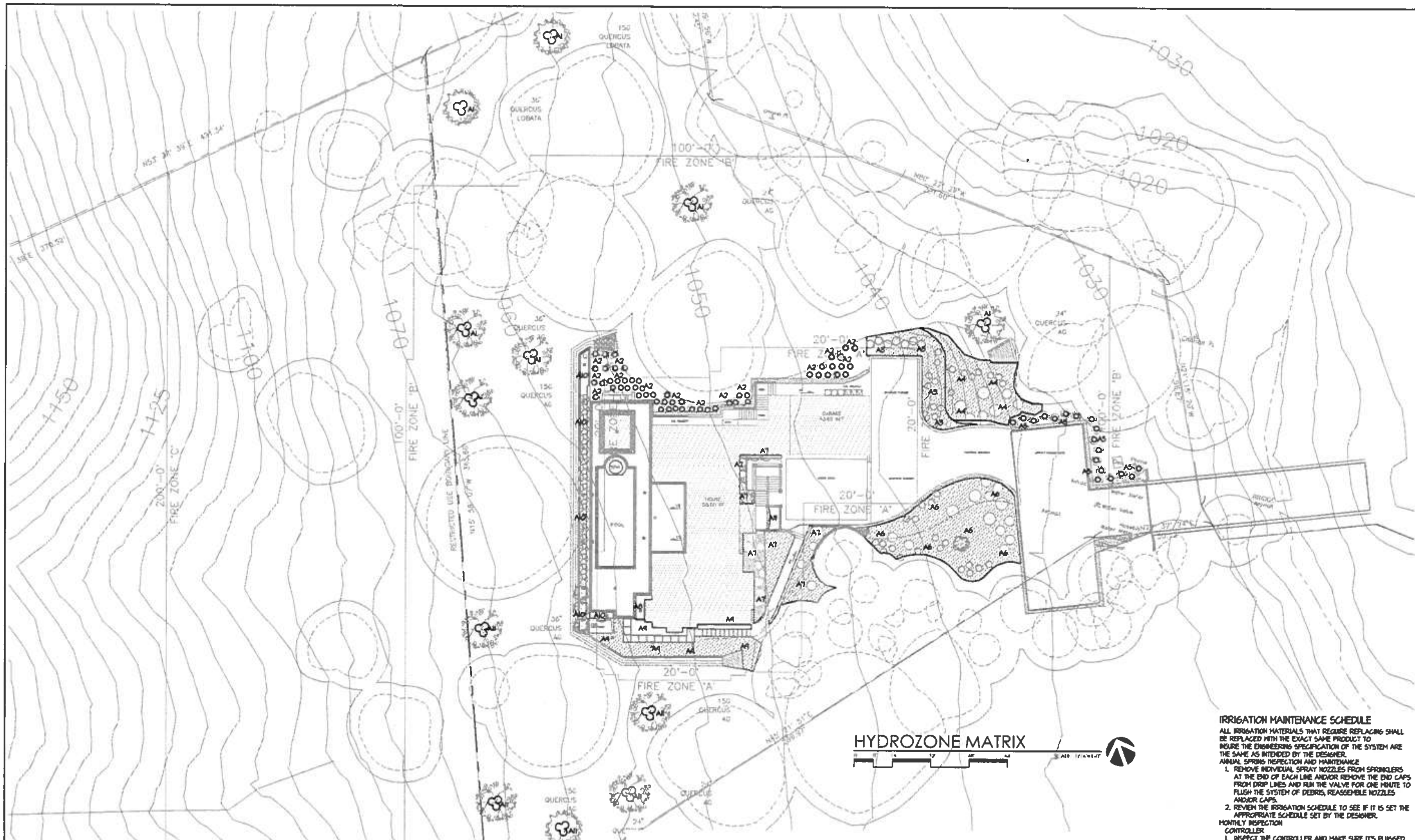
APN 2055-029-008
LOT 8, TRACT 52396
FIRE SPRINKLERS - YES

Date:	Revision or Issue
08-21-17	SUBMIT TO CITY

PROJECT:
PROPOSED LANDSCAPE
FRIEDLAND RESIDENCE
6475 CHESEBRO ROAD
AGOURA HILLS, CA 91301
PHONE(805) 716-3323

DRAWING:
IRRIGATION PLAN

Scale:	Date:	Dwg. no.
AS SHOWN	3-2-2018	L4.0



PLANT TYPE

WUCOLS CODE	RATE
T	TURF
H	HIGH
M	MEDIUM
LVL	LOW VERY LOW
O	OTHER

PLANTING FORM

SE	SEED
SO	SOD
F	FLAT
P	PLUG
Q	QUART
1G	1 GALLON
5G	5 GALLON
10G	10 GALLON
24	24" BOX
36	36" BOX
48	48" BOX

HYDROZONE BASIS

PL	PLANT TYPE
IM	IRRIGATION METHOD
SU	SUN EXPOSURE
SO	SOIL TYPE
SL	SLOPE
O	OTHER

IRRIGATION METHOD

RD	RANDOM DRIP
LD	LINEAR DRIP
S	SMALL ROTOR
L	LARGE ROTOR
B	BUBBLER
M	MICROSPRAY
RS	ROTOR SPRAYS
XBT	DRIP EMITTER ON PVC
O	OTHER
SUB GD	SUBSURFACE GRID DRIP
SUR GD	SURFACE GRID DRIP

HYDROZONE MATRIX

SYMBOL	1 ZONE	2 SQ FT	3 % OF TO LS AREA	4 PLANT TYPE	5 PLNTNG FORM	6 PRIMARY HYDRO BASIS	7 HYDROZONE DESCRIPTION	8 HYDROZONE EXPOSURE	9 IRRIGATION METHOD	10 IRRIGATION DEVICE MFGR/MODEL/NUMBER	11 DEVICE FLOW RATE (GPH)	12 # OF HEADS OR EMITTERS	13 CALCULATED PRECIP RATE	15 ZONE GPM	16 ZONE PRESSURE	17 CONTROL STATION
A1	1	126	1.92%	M	MIXED	PL	TREES	N	RANDOM	RAINBIRD/XT-700/PC-05	0.08	21	0.66	1.7	30	A1
A2	2	318	4.85%	L	MIXED	PL	SHRUBS	N	RANDOM	RAINBIRD/XT-700/PC-05	0.08	53	0.66	4.3	30	A2
A3	3	612	9.34%	L	MIXED	PL	SHRUBS	E	SUB GD	RAINBIRD/XF/0.6-12	0.6	408	0.64	4.1	30	A3
A4	4	880	13.43%	L	MIXED	PL	SHRUBS	E	SUB GD	RAINBIRD/XF/0.6-12	0.6	586	0.64	5.9	30	A4
A5	5	126	1.92%	L	SINGLE	PL	SHRUBS	E	RANDOM	RAINBIRD/XT-700/PC-05	0.08	18	0.66	1.5	30	A5
A6	6	1706	26.04%	L	MIXED	PL	SHRUBS	E	SUB GD	RAINBIRD/XF/0.6-12	0.6	1137	0.64	11.4	30	A6
A7	7	947	14.46%	L	MIXED	PL	SHRUBS	E	SUB GD	RAINBIRD/XF/0.6-12	0.6	631	0.64	6.4	30	A7
A8	8	70	1.07%	L	MIXED	PL	SHRUBS	M	SUB GD	RAINBIRD/XF/0.6-12	0.6	46	0.64	0.5	30	A8
A9	9	658	10.04%	L	MIXED	PL	SHRUBS	S	SUB GD	RAINBIRD/XF/0.6-12	0.6	438	0.64	4.4	30	A9
A10	10	368	5.62%	L	MIXED	PL	SHRUBS	M	SUB GD	RAINBIRD/XF/0.6-12	0.6	245	0.64	2.5	30	A10
A11	11	126	1.92%	M	MIXED	PL	TREES	S	RANDOM	RAINBIRD/XT-700/PC-05	0.08	18	0.66	1.5	30	A11
POOL		614	9.37%	H												POOL

IRRIGATION MAINTENANCE SCHEDULE

ALL IRRIGATION MATERIALS THAT REQUIRE REPLACING SHALL BE REPLACED WITH THE EXACT SAME PRODUCT TO INSURE THE ENGINEERING SPECIFICATION OF THE SYSTEM ARE THE SAME AS INTENDED BY THE DESIGNER.

ANNUAL SPRING INSPECTION AND MAINTENANCE
1. REMOVE INDIVIDUAL SPRAY NOZZLES FROM SPRINKLERS AT THE END OF EACH LINE AND/OR REMOVE THE END CAPS FROM DRIP LINES AND RUN THE VALVE FOR ONE MINUTE TO FLUSH THE SYSTEM OF DEBRIS, REASSEMBLE NOZZLES AND/OR CAPS.
2. REVIEW THE IRRIGATION SCHEDULE TO SEE IF IT IS SET THE APPROPRIATE SCHEDULE SET BY THE DESIGNER.

MONTHLY INSPECTION

CONTROLLER
1. INSPECT THE CONTROLLER AND MAKE SURE IT'S PLUGGED IN AND FUNCTIONING.
2. UPDATE THE TIME AND DATE
3. CHECK THE CONNECTION ON ALL OF THE WIRES AND MAKE SURE THAT RAIN, WIND, WEATHER, FLOW OR SOIL MOISTURE SENSORS ARE CONNECTED
4. REPLACE THE BACK UP BATTERY

SYSTEM

TURN ON EACH ZONE AND LOOK FOR
1. BROKEN SPRINKLER HEADS, PUSHED DOWN HEADS OR HEADS PUSHED ON TO THERE SIDE.
2. OVERSPRAY. ADJUST THE SPRAY SO THE IT IS HEAD TO HEAD TO HEAD COVERAGE AND NOT SPRAYING ON TO ADJACENT CONCRETE, HARDSCAPE OR PLANTING AREAS.
3. ROTORS TO MAKE SURE THEY ARE TURNING AS INTENDED.
4. UNEVEN COVERAGE. REMOVE NOZZLE AND CLEAN AWAY DEBRIS.
5. BROKEN DRIPLINES. WALK THE LINES TO INSURE THEY ARE NOT DAMAGED AND ARE FUNCTIONING AS INTENDED. RECONNECT OR REPLACE AS NEEDED.
6. CLOGGED DRIPLINE NOZZLE. CLEAN OR REPLACE AS NEEDED.
7. BLOCKED SPRAY PATTERNS.
8. MISTING. THIS COULD MEAN THE PRESSURE IS TOO HIGH. CHECK PRESSURE ON HOSE BIB. ADJUST PRESSURE REGULATOR AS NEEDED.
9. WHILE SYSTEM IS OFF CHECK VALVES FOR LOOSE WIRES.
10. CHECK VALVE BOXES FOR DEBRIS AND CLEAR AWAY AS NEEDED.

CHECKING FOR LEAKS
1. CHECK VALVE BOXES FOR COLLECTING WATER.
2. OBSERVE VALVES WHILE RUNNING.
3. INSPECT SITE FOR EXCESSIVE WATER COLLECTION. MOUNTING OF SOIL CAN INDICATE AN UNDERGROUND LEAK. A PROFESSIONAL MAY BE REQUIRED TO LOCATE AN LEAK IF IT IS DETERMINED THAT THERE IS ONE.

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KEY:

JM
JEREMI MORRISON RLA

Call 2 Days Before You Dig 811

LICENSED LANDSCAPE ARCHITECT · STATE OF CALIFORNIA

JOB No:	17-154
DATE:	2/4/2018
DRAWN BY:	JDM
CHCKD BY:	JDM

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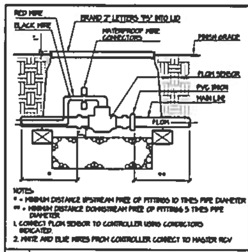
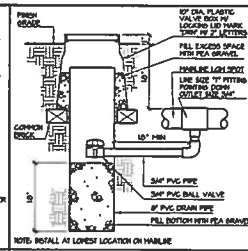
DRAWING:

HYDROZONE MATRIX

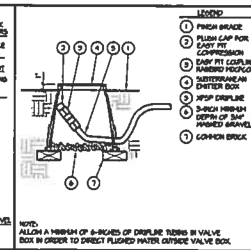
Dwg. No.	Scale:	Date:
L5.0	AS SHOWN	3-2-2018



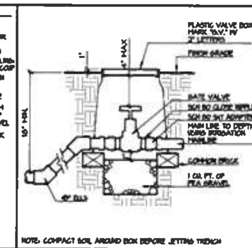
17 | FLOW SENSOR



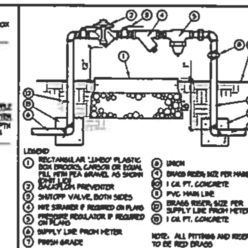
16 | WINTERIZATION MAINLINE DRAIN



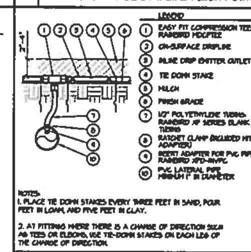
11 | XFS SUB-SURFACE DRIPLINE FLUSH POINT



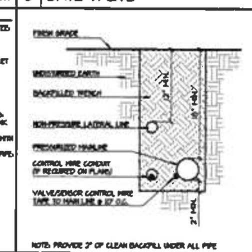
6 | GATE VALVE



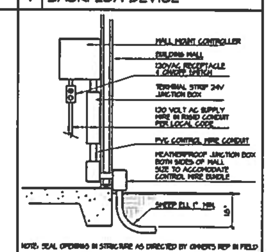
1 | BACKFLOW DEVICE



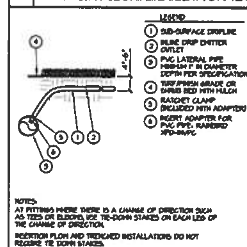
12 | XFD ON-SURFACE DRIPLINE INSERT ADAPTER



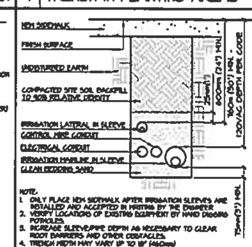
7 | TRENCH IN PLANTING AREAS



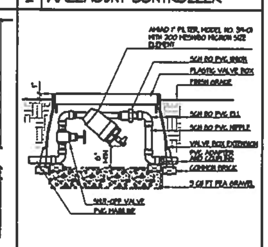
2 | WALLMOUNT CONTROLLER



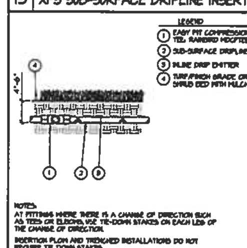
13 | XFS SUB-SURFACE DRIPLINE INSERT



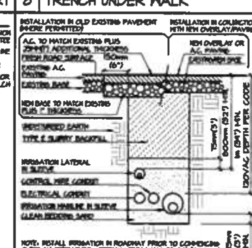
8 | TRENCH UNDER WALK



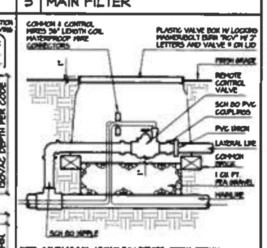
3 | MAIN FILTER



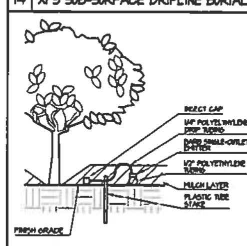
14 | XFS SUB-SURFACE DRIPLINE BURIAL



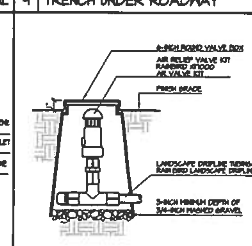
9 | TRENCH UNDER ROADWAY



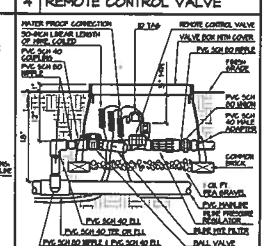
4 | REMOTE CONTROL VALVE



15 | RANDOM DRIP DETAIL



10 | AIR RELIEF VALVE KIT



5 | XERIGATION CONTROL ZONE

IRRIGATION SPECIFICATIONS

IRRIGATION SPECIFICATIONS
PART 1.0 - GENERAL
1.1 DESCRIPTION
A. Furnish all labor, materials, and equipment required to provide a complete automatic operating irrigation system as indicated on the drawings and in these specifications.
B. References to LARC indicate the Landscape Architect, and his/her authorized representative.
1.2 REQUIREMENTS OF REGULATORY AGENCIES
A. Comply with all local and state codes, ordinances, orders, and regulations of all legally constituted authorities having jurisdiction over the work.
B. Obtain and pay for all plumbing permits and inspections required by authorities elected above.
1.3 SUBMITTALS
A. Submit materials list(s) to the LARC within ten calendar days of award of contract and before beginning irrigation work. Indicate the manufacturer and model of all materials to be used.
B. Submit to LARC record drawing(s) showing dimensioned locations of: pipe, valves, wire runs, irrigation heads, sensors, and controller. Dimensions must be shown from above ground, permanent structures.
C. Install on the inside of controller or enclosure door a laminated, color coded, reduced plan of the area serviced by that controller.
1.4 MATERIALS TO BE FURNISHED
A. Furnish the following materials to the Owner before final inspection:
1. Two keys and one lock or lock core (installed) for each locking cabinet and/or enclosure.
2. Manufacturer's literature for each type of controller.
3. Two of each type of key required for quick coupler valves.
4. Two valve box keys for each type of locking lid valve box.
5. Two of each type of filter element installed.
1.5 OBSERVATIONS
A. The following observations shall be made by the LARC:
1. Mainline pressure test
2. Irrigation coverage test
B. Pressurize the mainline to 125 PSI for one hour. Pipe may be center loaded with backfill, but all fittings shall be uncovered. Repair leaks immediately.
C. The irrigation coverage test shall consist of the LARC's observation of the completed irrigation system in operation.
D. Do not allow or cause any irrigation work to be covered or enclosed before observation or testing. Work covered before observation by the LARC shall be uncovered by the Contractor at no expense to the Owner.
E. Make required repairs or changes within five days of notification from the LARC.
F. Supply all necessary equipment and gauges to accomplish testing.
PART 2.0 - PRODUCTS
2.1 MATERIALS AND EQUIPMENT
A. Equipment shall be new, unused, as specified, and as shown on the drawings.
B. Trench backfill in planter areas shall be site soil, free of debris, lumps, and rocks larger than one inch.
C. Trench backfill in paved areas shall be clean angular sand and concrete slurry (CLSM or Type E).
D. Gravel for valve boxes shall be clean pea gravel, 1/4" -1/2" (6mm-12mm) diameter.
E. Plastic valve boxes shall be NDS brand or equal, with locking covers. Concrete valve boxes shall be BROOKS or equal, with locking cast iron covers and brass hinge pins.
F. Valve boxes for Remote Control Valves shall be rectangular 12"x18" size. Valve boxes for Shutoff Valves shall be round 10" diameter.
G. Control wires shall be direct burial AWG-UF type, with 4/64 inch (1.6mm) thick waterproof insulation, 600 volt, 75 degrees Centigrade, copper single strand wire, UL approved, 14 gauge minimum. Common wire shall be white colored and pilot wires shall be individually color coded by valves. Sensor wires shall be orange.
H. Enclosures
1. Controller Enclosure shall be 3/16" (4.8mm) steel, LEMEUR SAFEGUARD MODEL A or equal, with 115 VAC duplex receptacles, loop adapter, lamp, and terminal strips.
2. Enclosures shown on the drawings as a "stainless steel enclosure" shall have the same requirements as a standard enclosure, but shall be made of stainless steel.
3. Backflow Enclosure shall be steel or stainless steel, DPDI GUARDSHACK 65-5 HINGED or equal.
4. All enclosures shall be locking type, mounted on a concrete pad. Contractor shall furnish locks and keys.
5. All enclosures, except stainless steel, shall be finished with two coats of forest green epoxy enamel.
4. All enclosures shall be locking type, mounted on a concrete pad. Contractor shall furnish locks and keys.
5. All enclosures, except stainless steel, shall be finished with two coats of forest green epoxy enamel.
I. All controllers shall be equipped with a rain shut off device. HUNTER MINI-CLIK or equal.
2.2 PIPE AND FITTINGS
A. Plastic pipe and fittings shall be as manufactured by PACIFIC PLASTICS or equal.
B. All pipe shall bear the following markings: Manufacturer's name, nominal pipe size, schedule or class, pressure rating in PSI, NSF (National Sanitation Foundation), and the date of manufacture of the pipe or manufacturer's lot number. Text on pipe shall be installed face up.
C. Irrigation mainline 2" and larger shall be CLASS 315 PVC. Irrigation mainline 1 1/2" and under shall be SCHEDULE 40 PVC.
D. Irrigation lateral line below grade shall be CLASS 200 PVC.
E. Irrigation lateral line above grade shall be SCHEDULE 40 PVC.
F. All solvent weld fittings shall be SCHEDULE 40 PVC.
G. All threaded plastic fittings shall be injection molded SCHEDULE 80 PVC, unless shown as MARLEX on the plans.
H. Plastic nipples shall be gray color, SCHEDULE 80 PVC.
I. ALL Plastic pipe installed on or above grade shall be ultraviolet light resistant (UVR) PVC, PRESSURE or equal.
J. Risers and fittings on reduced pressure type backflow preventers shall be RED BRASS, of the same diameter as the adjacent irrigation mainline.
K. Service line connecting water supply to water meter shall be TYPE L or K COPPER.
L. Pipe sleeves shall be SCHEDULE 40 PVC, sized twice the diameter of the enclosed pipe.
M. Pipe for reclaimed water shall be purple colored and marked "RECLAIMED WATER", SCH 40 PVC.
N. Swing joints and risers to irrigation heads shall be the same diameter of the irrigation head inlet. The fitting connected to the mainline shall be slip type, same size as main line pipe, with a threaded inlet or threaded reducer bushing for the swing joint.
O. Control wire conduit shall be SCHEDULE 40 PVC, twice the diameter of the control wire bundle enclosed, unless noted otherwise on the plans.
P. Primer and solvent cement shall be as recommended by the plastic pipe manufacturer for use on it's pipe. Unless noted otherwise by the manufacturer, primer shall meet ASTM F-656, and cement shall meet ASTM D-2564.
PART 3.0 - EXECUTION
3.1 SITE CONDITIONS
A. Install an automatic irrigation system as shown on the drawings. The intent of the drawings is to show a complete operating irrigation system. Do not willfully install or allow to be installed irrigation work when site conditions differ from the drawings to such an extent that the design will not work as intended. Contact the LARC immediately upon discovery of such conditions. The contractor has the authority and duty to make minor adjustments in the irrigation work in order to complete a properly operating irrigation system.
B. Contractor is responsible for avoiding damage to existing utilities and other structures. Damage caused by the Contractor's operations shall be promptly repaired by the Contractor at no expense to the Owner.
3.2 IRRIGATION SYSTEM INSTALLATION
A. Points of connection
1. Connect to water supply as shown on the drawings. Coordinate installation of irrigation water meter(s) with serving utility. Verify water pressure at point of connection before starting other irrigation work. Notify LARC immediately if pressure is not as shown on the plans.
2. Install a backflow preventer as required by local code or as shown on the drawings.
3. If electrical service installation is shown on the drawings: Install electric meter pedestal as shown on the drawings. Coordinate installation of meter and connection to 120VAC electrical service with the serving utility. Install 1" (25mm) electrical conduit and conductors from electric meter pedestal to irrigation controller cabinet. Install 1" (25mm) electrical conduit from electric meter pedestal to nearest available electrical service point.
4. If electrical service installation is NOT shown on the plans: The Owner will provide 120VAC power. Install 1" (25mm) electrical conduit and conductors from owner's electrical hookup point to irrigation controller.
5. If telephone service is shown on the drawings: Coordinate connection to telephone service with serving utility. Install conduit, telephone cables, and equipment as required to establish telephone service.
B. Pipe Fittings
1. The minimal use of teflon tape and/or plastic compatible pipe thread compound on plastic fittings is acceptable; excessive use is prohibited.
2. All plastic slip fittings shall be solvent welded per pipe manufacturer's recommendations.
C. Line Clearance
1. All irrigation pipe shall have a minimum clearance of 4 inches from other pipe, and 12 inches from lines of other trades.
2. Clearance between potable and reclaimed water lines shall be per the governing agency.
D. Trenching and Backfilling
1. Bed pipe continuously and evenly on bottom of trench.
2. Snake pipe in trench from side to side of trench.
3. Provide minimum cover of 18 inches (0.5m) for main line.
4. Provide minimum cover of 18 inches (0.5m) for all control wires.
5. Provide minimum cover of 12 inches (300mm) for lateral lines.
6. Compact trench backfill to a density equal to adjacent undisturbed soil.
7. Compacted trench backfill shall conform to the adjacent grades.
8. Pipe under paving, pipe sleeves, bored or jacked pipe shall be as shown on the drawings, 36" (1m) deep.
E. Control Wires
1. Connect controller to remote control valves, sensors, and other equipment in accordance with all manufacturer's specifications.
2. Install control wires without splices.
3. Wire connections shall occur in valve or pull boxes.
4. Tape control wires together and to main line at ten feet on center.
5. Install control wire in main line trench.
6. Install an expansion loop of 24 inches (0.6m) at each wire connection and/or directional turn.
7. Adjacent to the controller, control wires shall have tags identifying the number of the corresponding valve.
F. Valve Boxes
1. Valve box lids shall have the following inscriptions:
Remote control valve - "RCV" and valve station number
Gate, ball, or butterfly valve - "SV" and size of the
Quick coupler valve - "QCV"
Flush valve - "FV" and the valve station number
2. Brand plastic valve box lids with 2" (50mm) tall letters, 1/8" (3mm) deep minimum.
3. Braze metal valve box lids with 2" (50mm) tall letters, 1/8" (3mm) thick, minimum.
G. Flushing the system
1. Flush main lines before installing remote control valves. Divert water up and out of trenches. Open and recap flush points one at a time, working away from the point of connection. Isolate looped mains by gate valve to prevent reverse flow. Locate flush points at remote control valves.
2. Flush lateral lines after installing remote control valves, lateral lines, heads, risers, and bodies, but before installation of nozzles. Backfill and compact trenches before flushing laterals.
3.3 ADJUSTING OF SYSTEM
A. Adjust valves, align and adjust radii of all irrigation heads. Irrigation coverage shall be head to head, minimum.
B. If it is determined that adjustments in the irrigation equipment or nozzle changes will provide proper or better coverage, make such changes without additional cost to the Owner, before planting.
C. The entire system shall be operating properly before any planting operations commence.
D. Make changes as directed by the LARC within ten calendar days of notification.
3.4 CLEAN UP AND REPAIR
A. Remove trash and waste daily, store all equipment and materials in designated areas.
B. Upon completion of the work, make the ground surface level, remove trash and waste materials. Remove construction equipment from the premises.
C. Replace and/or repair to the satisfaction of the LARC all paving damaged during the course of this work. New paving shall be the same type and finish, and be equal to the material removed.
3.5 GUARANTEE
A. Guarantee the entire irrigation system for materials and workmanship, including settling of backfilled areas for a period of one (1) year following the date of final acceptance of the work.

Project Site:
6475 Chesebro
Agoura Hills
6475 Chesebro

Prepared for:
Alan Bernstein, AIA + ASLA
5706 Corsa Ave, Ste 200-B, Westlake Village, CA
P: 818-707-4215

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Summary of Project Findings

		Gal/Yr	HCF/Yr
Maximum Applied Water Allowance (MAWA)	=	114,210	152.64
Estimated Total Water Use (ETWU)	=	76,010	101.61
Estimated Rainfall	=	72,600	97.12

Project Site Evapotranspiration Rates

	(ETo Inches)
January	2.17
February	2.80
March	4.03
April	5.10
May	5.94
June	6.60
July	7.44
August	6.82
September	5.10
October	4.03
November	2.70
December	1.86
Annual ETo	55.1

Project Site Average Rainfall

	(Inches)
January	3.85
February	4.40
March	3.60
April	0.88
May	0.32
June	0.07
July	0.01
August	0.15
September	0.24
October	0.62
November	1.29
December	2.38
Annual Rainfall	11.74

Maximum Applied Water Allowance (MAWA)

Water Budget= Maximum Applied Water Allowance (Gal/Yr)
ETo Reference Evapotranspiration (in/Yr)
0.55 = ET Adjustment Factor
LA Landscape Area including SLA (Sq Ft)
0.62= Conversion Factor
0.3= Adjustment Factor for the Special Landscape Areas
SLA = Special Landscape Areas

	ETo	0.62	ET Adj	LA	SLA Adj	SLA		Gal/Yr	HCF/Yr
MAWA (Gal/Yr)	55.14	0.62	0.55	6,551	0.30		0	MAWA	MAWA

MAWA (Gal/Yr) (Eto)(0.62)[(0.55xLA)+(0.3xSLA)]

Estimated Total Water Use (ETWU)

ETo Reference Evapotranspiration (in/Yr)
PF Plant Factor (0.1 Low through 0.9 High)
HA Hydrozone Area (Sq Ft)
0.62= Conversion Factor
IE Irrigation Efficiency (Minimum 0.81)
SLA = Special Landscape Area

Annual Estimated Total Water Use Table (ETWU)

Equation used for landscape area except SLA areas: (Eto)(0.62)(PFxHA/IE)

Equation used for SLA areas: (Eto)(0.62)(SLA)

STA	Irr Type	Exposure	Planting Type	Eto	0.62	PF	HA	IE	SLA	=	EAWU Gal/Yr	EAWU HCF/Yr	Percent of Total HA
A1	Rotor	North	Trees	55.14	0.62	0.40	126	0.81	0	=	2,171	2.84	1.92%
A2	Rotor	North	Shrubs	55.14	0.62	0.30	318	0.81	0	=	2,664	3.59	4.85%
A3	Drip	East	Shrubs	55.14	0.62	0.30	612	0.81	0	=	5,186	6.91	9.34%
A4	Drip	East	Shrubs	55.14	0.62	0.30	860	0.81	0	=	7,420	9.93	13.40%
A5	Rotor	East	Shrubs	55.14	0.62	0.30	126	0.81	0	=	1,064	1.42	1.92%
A6	Drip	East	Shrubs	55.14	0.62	0.30	1,706	0.81	0	=	14,401	19.25	26.04%
A7	Drip	East	Shrubs	55.14	0.62	0.30	947	0.81	0	=	7,994	10.69	14.46%
A8	Drip	West	Shrubs	55.14	0.62	0.30	70	0.81	0	=	591	0.79	1.07%
A9	Drip	South	Shrubs	55.14	0.62	0.30	659	0.81	0	=	8,551	11.14	10.06%
A10	Drip	West	Shrubs	55.14	0.62	0.30	369	0.81	0	=	3,108	4.15	5.63%
A11	Rotor	South	Trees	55.14	0.62	0.40	126	0.81	0	=	2,171	2.84	1.92%
Pool		100% Efficiency		55.14	0.62	1.00	614	[illegible]	0	=	20,991	28.06	9.37%
	TOTAL						6,551		0		76,010	101.61	100.00%

Total HA & SLA Areas = 6,551

Monthly Estimated Applied Water Use (EAWU)

EAWU for the month of	ETo (Inches)	Monthly % of Annual EAWU	EAWU Gal/Mo	EAWU HCF/Mo
January	2.17	3.94%	2,991	4.00
February	2.80	5.08%	3,860	5.16
March	4.03	7.31%	5,555	7.43
April	5.10	9.25%	7,030	9.40
May	5.94	10.80%	8,188	10.95
June	6.60	11.97%	9,098	12.16
July	7.44	13.49%	10,256	13.71
August	6.82	12.37%	9,401	12.57
September	5.10	10.34%	7,857	10.50
October	4.03	7.31%	5,555	7.43
November	2.70	4.90%	3,722	4.98
December	1.86	3.37%	2,564	3.43
Totals	55.14	100%	76,010	101.61

Estimated Rainfall

ETWU is based on Estimated Applied Water Use plus the average rainfall for city the project is located in.
Inches of rainfall per year = 11.74 in/Yr

Estimated Rainfall in Gallons = LA x 144 x RF / 231
LA = Landscape Area (Sq Ft)
144 = Conversion Factor to sq in
RF = Average Rainfall
231 = Cubic Inches in one gallon

								ETWU Gal/Yr	ETWU HCF/Yr
Estimated Rainfall in Gallons	6,551	x	144	x	11.74	/	231 =	72,600	97.12

ALAN BERNSTEIN, AIA + ASLA
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WESTLAKE VILLAGE, CA 91362
P. 818 707 4215
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KEY:

SHEETS
L1 PLANTING PLAN
L2 PLANTING LEGEND AND NOTES
L3 PLANTING DETAILS AND SPECIFICATION
L4 IRRIGATION PLAN, IRRIGATION LEGEND, NOTES AND HYDRO CALCS
L5 IRRIGATION WATER CALCULATIONS
L6 IRRIGATION DETAILS AND SPECIFICATION

JM
JEREMI MORRISON RLA

Call 2 Days Before You Dig 811

JOB No.:	17-134
DATE:	2/4/2018
DRAWN BY:	JSM
CHCKD BY:	JSM

APN 2055-029-008
LOT 8, TRACT 52396
FIRE SPRINKLERS - YES

Date:	Revision or Issue
08-21-17	SUBMIT TO CITY

PROJECT:
PROPOSED LANDSCAPE
FRIEDLAND RESIDENCE
6475 CHESEBRO ROAD
AGOURA HILLS, CA 91301
PHONE(805) 716-3323

DRAWING:
IRRIGATION DETAILS AND SPECIFICATIONS

Scale: AS SHOWN
Date: 3-3-2018
Dwg. No. L6.0

ALAN BERNSTEIN, AIA + ASLA
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5706 CORSA AVE. STE 208-B
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F 818 707 7266
E alan@alanbdidacts.com

KEY:

APN 2055-029-008
LOT 8, TRACT 52396
FIRE SPRINKLERS - YES

Date	Revision or Issue
11-29-17	CITY CORRECTIONS
08-21-17	SUBMIT TO CITY

PROJECT:

PROPOSED LANDSCAPE

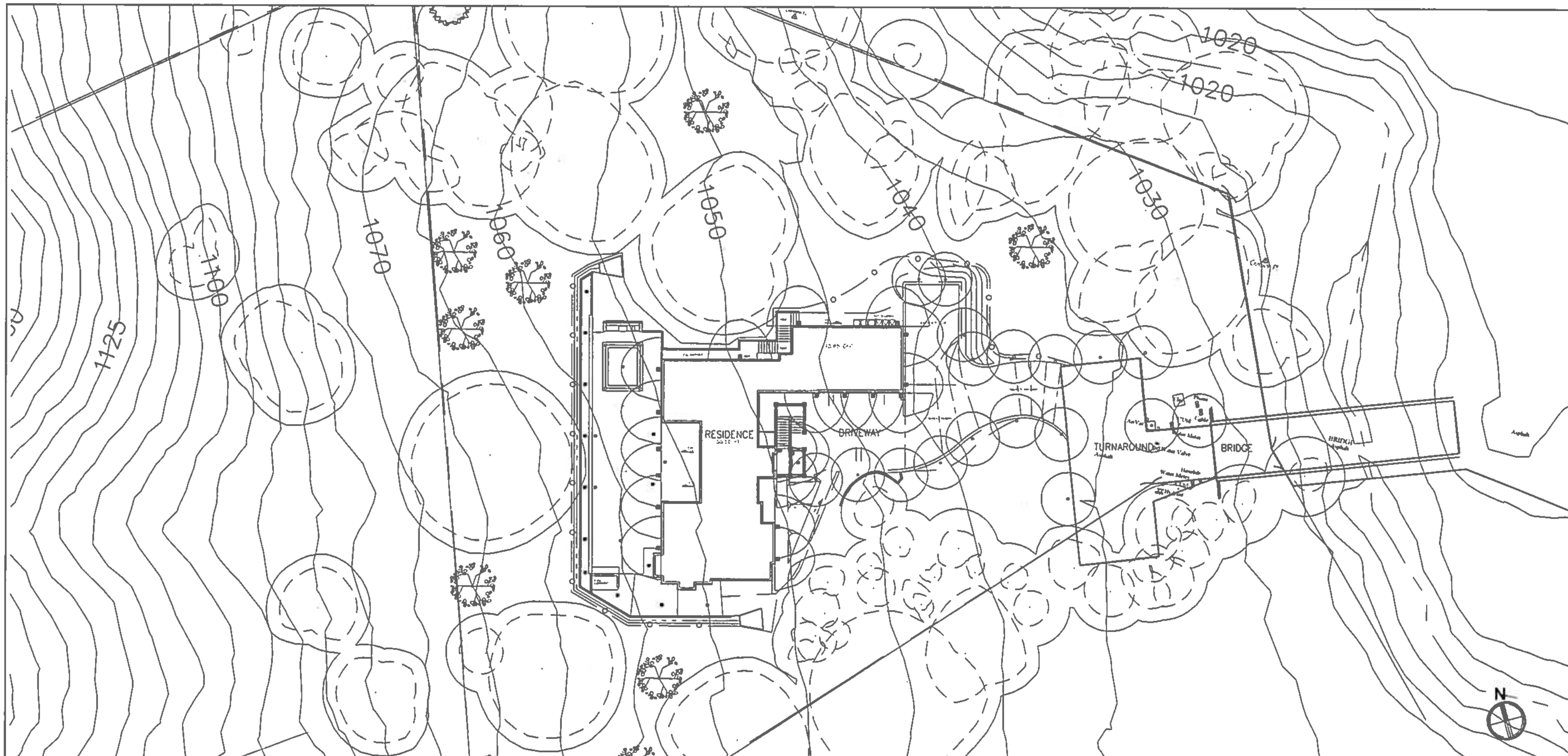
FRIEDLAND RESIDENCE
6475 CHESEBRO ROAD
AGOURA HILLS, CA 91301

PHONE(805) 716-3323

DRAWING:

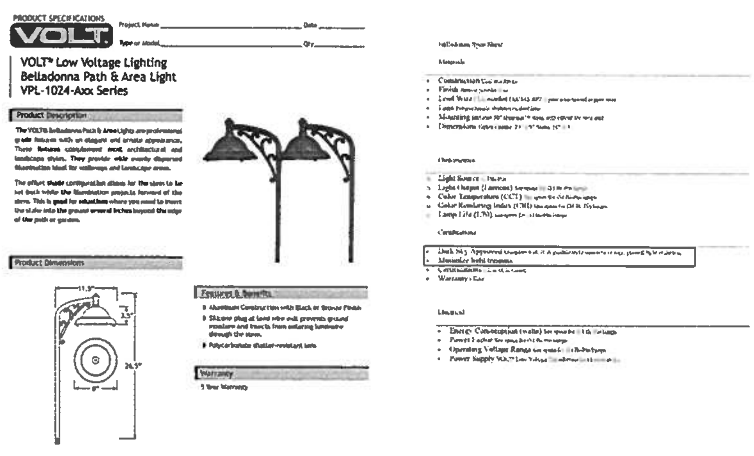
FIRE DEPT
SITE PLAN AND
PHOTO LOCATIONS

Opus	Dwg. No.
	L7.0
Scale: AS SHOWN	Date: 7-26-18

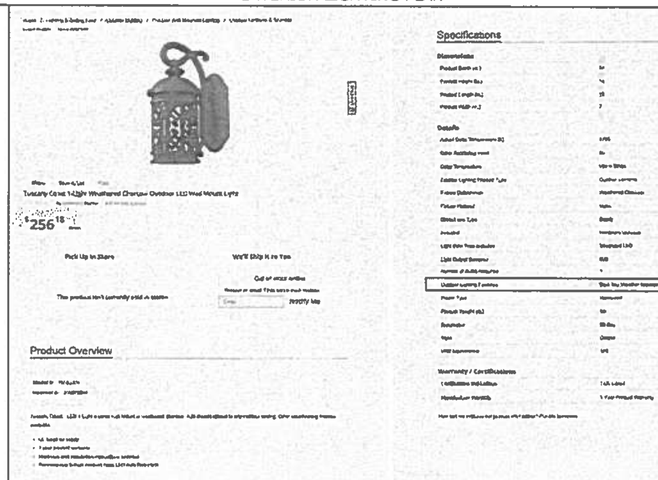


EXTERIOR LIGHTING PLAN

SCALE 1'-0" = 1/16"

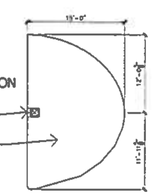


PATH LIGHT SPEC SHEET

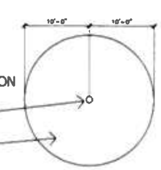


WALL SCONCE SPEC SHEET

WALL SCONCE
DARK SKY RATED
APPROXIMATE
15' LIGHT PROJECTION



PATH LIGHT
DARK SKY RATED
APPROXIMATE
10' LIGHT PROJECTION



LEGEND

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E alan@abarchitects.com

KEY:

APN 2055-029-008
LOT 8, TRACT 52396
FIRE SPRINKLERS - YES

11-20-17	CITY CORRECTIONS
08-21-17	SUBMIT TO CITY
Date	Revision or Issue

PROJECT:

PROPOSED LANDSCAPE
FRIEDLAND RESIDENCE
6475 CHESEBRO ROAD
AGOURA HILLS, CA 91301

PHONE(805) 716-3323

DRAWING:

EXTERIOR LIGHTING PLAN

Scale: AS SHOWN
Date: 7-25-16
Dwg. No.: L8.0

TIBOR K. KARSAI

FRIEDLAND RESIDENCE
6475 CHESEBRO ROAD, AGOURA HILLS, CA. 91301

ELEVATED VIEW OF PROPOSED RESIDENCE
LOT 8, CHESEBRO ROAD, APN 2055-029-008
AGOURA HILLS, CA 91301

TIBOR K. KARSAI

FRIEDLAND RESIDENCE
6475 CHESEBRO ROAD, AGOURA HILLS, CA. 91301

PROPOSED RESIDENCE
LOT 8, CHESEBRO ROAD, APN 2055-029-008
AGOURA HILLS, CA 91301
VIEW FROM ENTRY DRIVE AT CHESEBRO ROAD.

Photo 1A – View to the northwest

Photo 1B – View to the south

Photo 1C – View to the southeast

Photo 1D – View to the west

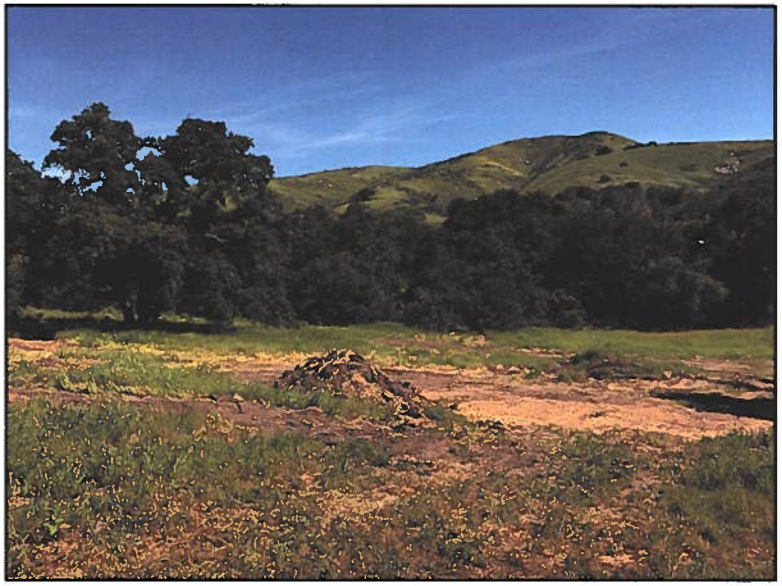


Photo 2A – View to the northeast

Photo 2B – View to the east

Photo 2C – View to the southwest

Photo 3A – View to the southeast

Photo 3B – View to the northeast

Photo 3C – View to the west across bridge

Photo 3D – View to the southwest

COLORS · MATERIALS

ROOF TILE:

AUBURN CONCRETE TILE,
SERIES: "STANDARD", "NEO CLASSIC", "SOUTHWEST".

201 700 804

801 802 803

RIDGE TILE
WINDOW SILL & LINTEL
TO MATCH TILE COLOR 226

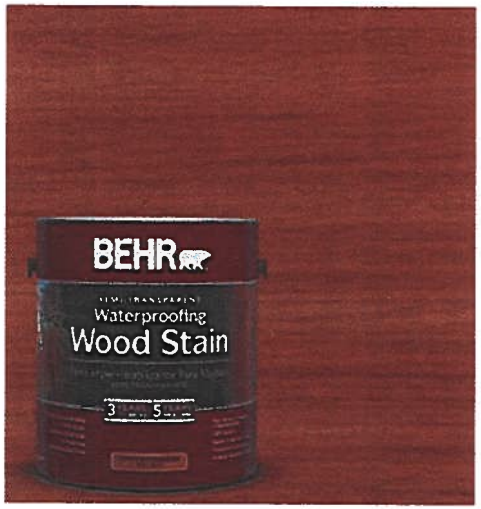
226

STUCCO, TRIM, FASCIA, EAVES, G&DS.:
DUNN EDWARDS:
DEC 724 "SPANISH WHITE".

Spanish White
DEC724

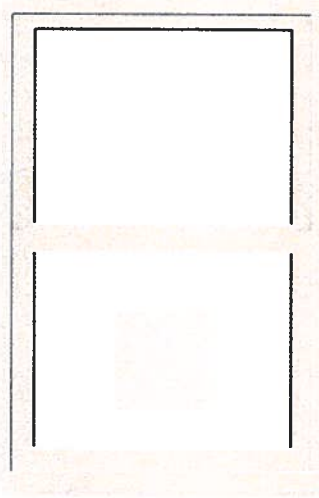
STONE VENEER:

NATURAL STONE VENEER INTERNATIONAL, INC.
PATTERN: " CANYON CREEK".



GARAGE DOORS, WOOD & TRELLIS:

BEHR SEMI-TRANSPARENT STAIN
"CEDAR NATURAL TONE" ST-533.



DOORS AND WINDOWS:

ANDERSEN 400 SERIES
COLOR: "CANVAS".

EXTERIOR LIGHTS FINIALS :

COPPER.

DRIVEWAY PAVERS:

BELGARD "MEGA BERGERAC".
BORDER: "TOSCANA", FIELD: "MONTECITO".

LOT 8, CHESEBRO RD. APN 2055-029-008 AGOURA HILLS CA. 91301
FRIEDLAND RESIDENCE 6475 CHESEBRO RD. AGOURA HILLS CALIFORNIA 91301