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/Heschel School)

May 17, 2005

Dr. Daryl Koutnik, Impact Analysis Section
Los Angeles County Department of Regional Planning
320 W. Temple St., Room 1348
Los Angeles, CA 90012

Dear Dr. Koutnik:

The National Park Service has reviewed the revised draft Environmental Impact Report (RDEIR) for the proposed Heschel West School Project, Project No. 98-062. The project proposes to construct a 750-student private, religious elemetary and middle school on a 73-acre site. The proposed school would be located in the Old Agoura area just east of Chesebro Road and south and west of state-owned, but federally managed, parkland in lower Cheeseboro and Liberty Canyons.

The National Park Service appreciates the opportunity to participate in the public review process for Heschel West School. We provide comments on the effects of private and public land development in the Santa Monica Mountains at the invitation of state and local units of government with authority to prevent or minimize adverse uses. We respect the rights of land owners to develop their properties consistent with federal, state, and local laws. In providing comments, we assume a neutral position and do not support or oppose land development. To this end, we offer the following comments on the RDEIR.

The proposed project is located outside the federal boundary for Santa Monica Mountains National Recreation Area (SMMNRA). The site, however, is located within a sensitive wildlife corridor area and has potential to affect natural resource values within the SMMNRA. The corridor comprises a thin ribbon of open space near Liberty Canyon and is the last suitable connection between the Santa Monica Mountains and Simi Hills capable of supporting wildlife movement. Its protection is of highest importance to the conservation of biological diversity in the Santa Monica Mountains. Reducing the footprint of the corridor by introducing new development has the potential to affect corridor function. Open space protection of the land surrounding the Liberty Canyon wildlife corridor has been a priority among the regional park agencies as well as the local community, as reflected in the Santa Monica Mountains North Area Plan (Appendix A, Habitat Linkages). Additionally, the National Park Service's General Management Plan (GMP) places the surrounding parkland

into a "low-intensity" management zone to protect resources in the corridor from impacts of visitors and facility development (Pg. 53, SMMNRA GMP, 2002). Overall, we find the RDEIR has reduced project impacts to the wildlife corridor, as well as other park natural resources. We appreciate the applicant's actions to reduce effects and your careful review to help preserve the corridor's viability.

Biological Resources

Liberty Canyon Wildlife Corridor

A ridgeline runs roughly north-south in the eastern portion of the project site. The ridgeline provides a natural, topographic boundary at the western edge of the Liberty Canyon wildlife corridor. We appreciate the applicant's decision to relocate the large playfield downslope to the west, off the ridgeline. The relocation removes the significant direct impacts of ridgeline grading and placing a human construct in visible proximity to the wildlife corridor. Additionally, the sights and sounds of human activity at the playfield are now buffered by the intervening ridgeline.

The RDEIR states the "athletic field does not contain lights that could disturb nighttime wildlife movement in the area" (Pg. 4.5-43), although a specific illumination plan will only be defined after the project is approved (Pg. 4.5-49, Mitigation Measure 4.1-3). We recommend events at the playfield be limited to daylight and evening hours to eliminate or reduce night lighting spillage into the adjacent wildlife habitat.

The RDEIR states the applicant is willing to place a 29-acre conservation easement over the eastern edge of the property (Pg. 1.0-7). The terms of the conservation easement should dictate the land remain open space in perpetuity, as well as minimize human access to the area. The proposed conservation easement, written appropriately, would provide additional protection of the wildlife corridor.

Mitigation Measures - Sensitive Plant Communities

Figure 4.5.1, illustrating plant communities and special satus plan locations, would be more useful if contour lines were added as a feature. It is difficult to assess where the proposed restoration areas in Figure 4.5-4 are in relation to the existing communities. Also, it would be helpful to have both Figures 4.5.1 and 4.5-4 in either landscape or portrait orientation.

Mitigation Measure 4.5-6 recommends replacing the direct loss of 0.5 acres of Valley needlegrass grassland at a 2:1 ratio on site or at an alternative site. Figure 4.5-4 illustrates one location for native grassland revegetation as the graded, manufactured slopes along the entrance road. In our experience with native grassland restoration, it may be difficult to successfully implement the proposed revegetation. Disadvantageous conditions in combination with performance criteria for success may result in an expensive, futile attempt to accomplish the 2:1 replacement ratio. For this area, we suggest considering a comparable areal in-lieu fee for the 2:1 replacement ratio for lost native grassland.

Mitigation Measure 4.5-6 also recommends replacing lost coastal sage scrub habitat at a 1:1 ratio. Figure 4.5-4 illustrates native grassland restoration along the entrance road and along the southerly margin of the development footprint. Figure 4.5.1 indicates the current condition along the southerly margin is disturbed coastal sage scrub. The proposed entrance road and margin may be more successfully revegetated with coastal sage scrub and a potential understory of native grass, rather than just native grassland restoration.

Figure 4.5-4 illustrates a number of valley or coast live oak trees planted along the eastern perimeter of the property in the area of the conservation easement. Oak tree plantings should follow the pattern of oak tree persistence to the north in Cheeseboro Canyon. For example, oaks typically do not thrive on south and southwest-facing slopes. The proposed illustration presents an unrealistic effort to establish oaks in locations not propitious for oak survival and out of place in the natural landscape.

Figure 4.5-4 also illustrates oaks would be planted in the northern area around the secondary access road. The proposed location formerly hosted oaks. The site would be appropriate for oak savanna restoration. We recommend planting acorns from adjacent oaks on park property to the north. The monitoring period for the growing oaks should be at least ten years, to assure the trees are well-established and protected until large enough to survive herbivory, i.e. browsing by wildlife on the young saplings.

Mitigation Measure 4.5-6 states the monitoring plan would be approved by the County and appropriate resource agencies. Given the proximity of the site to state and federal parkland, we request the National Park Service be invited to review the proposed monitoring plan.

Indirect Impacts to Wildlife

We recommend the RDEIR assess how native and non-native rodent populations will be managed and prescribe mitigation measures that avoid the use of anticoagulant rodenticides. The National Park Service's wildlife studies in the national recreation area have shown that large mammals, including bobcats, coyotes, and mountain lions, are susceptible to secondary poisoning by ingesting anticoagulant rodenticides. We recommend the DEIR assess how native and non-native rodent populations will be managed, and that the DEIR prescribe mitigation measures that avoid the use of anticoagulant rodenticides.

Fuel Modification Impacts

The RDEIR states that a Fire/Vegetation Management Plan has been prepared that is consistent with County Fire Code. The plan was not available to review with the RDEIR. The Fire/Vegetation Management Plan and the proposed vegetation restoration plan (Mitigation Measure 4.5-6) should be coordinated so that fire hazard reduction requirements are met, but will not be inconsistent with proposed restoration plans. We hope the fire management plan includes provisions to minimize, if not completely avoid, removal of coastal sage scrub on the eastern edge of the development footprint, especially in the outer,

"thinning area" of the 200-foot fuel modification zone. Additionally, the proposed revegetation plan should be formulated in conjunction with the fire management plan to address non-native invasive plant species proliferation that, we find, inevitably occurs with repeated fuel modification activities.

Thank you for the opportunity to comment. If you have questions, please call Ray Sauvajot at (805)370-2339.

Sincerely,

Woody Smeck

Woody Smeck
Superintendent

cc: Joe Edmiston, Executive Director, Santa Monica Mountains Conservancy
Ron Schafer, Superintendent, Angeles District, State Department of Parks and Recreation
Dan Preece, District Manager, Resource Conservation District of the Santa Monica Mountains

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

January 21, 2005

Daryl Koutnik, Senior Biologist
Impact Analysis Section
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Koutnik:

PRELIMINARY DRAFT ENVIRONMENTAL IMPACT REPORT AND REQUEST FOR COMMENTS
PROJECT #98-062, HERSCHEL WEST SCHOOL PROJECT – AGOURA (EIR #2189/2004)

The Preliminary Draft Environmental Impact Report for the proposed project located in the Old Agoura area of Los Angeles County, east of Palo Comado and Chesebro Roads and north of US Highway 101.

PLANNING DIVISION:

We have a few comments on Section 4.7, Fire Services. With regard to the developer fee, the Summary states, "The current fee is $0.1930 per square foot." The current rate is $0.3716 per square foot, with a pending rate change by the City to $0.3877.

Under the heading "Existing Conditions," the report states "The Fire Department provides services to the Agoura Hills area from four (4) fire stations." While our previous correspondence listed the four (4) closest stations, any County Fire Department station may respond to an incident anywhere within our territory depending on need and availability. In addition, the same paragraph refers to "Jurisdictional Fire Stations 144 and 125." Only one (1) station can be jurisdictional (i.e., the first-due). In this case, it is Station 65.

Under the heading "Level of Significance After Mitigation," the report assumes an average travel speed of 35 mph. This may be optimistic in view of the frequent traffic congestion along the Ventura Freeway corridor. However, application of the NFPA guideline of four (4) minutes travel time to areas not fully urbanized is impractical. The project site is located in a suburban area characterized by pockets of urban development amidst low-density rural areas and undeveloped land. The level of service is adequate for the character of the area.

The report is correct in concluding that with the proposed mitigation, the project will not have a significant impact on fire protection service.

LAND DEVELOPMENT UNIT/GENERAL REQUIREMENTS:

The following comments, regarding this project, supersede the conditions that were detailed in the letter dated August 2, 2002. (EIR #1422/2002):

The proposed development will necessitate multiple ingress/egress access for the circulation of traffic, and emergency response issues. Final access requirements will be determined in the Conditional Use Permit process. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans must be met. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.

Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

Access roads shall be maintained with a minimum of ten (10) feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of thirteen (13) feet, six (6) inches.

The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade; in such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade including topographical difficulties shall be no more than 17%. Grade breaks shall not exceed 10% in ten (10) feet.

When involved with a subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.

Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.

INSTITUTIONAL:

The development requires fire flows of 3,750 gallons per minute at 20 pounds per square inch residual pressure for a three-hour duration. Fire flows are based on the size of buildings, their relationship to other structures, property lines, and types of construction used. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:

1. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
2. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
3. Additional hydrants will be required if hydrant spacing exceeds specified distances.

Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length. All on-site driveways/roadways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure.

1. Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans.
2. The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING – FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

LIMITED ACCESS DEVICES (GATES, ETC.):

All access devices and gates shall meet the following requirements:

1. Any single-gated opening used for ingress and egress shall be a minimum of 26 feet in width, clear-to-sky.
2. Any divided gate opening (when each gate is used for a single direction of travel – i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
3. Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.
4. All limited access devices shall be of a type approved by the Fire Department.
5. Gate plans shall be submitted to the Fire Department prior to installation. These plans shall show all locations, widths and details of the proposed gates.

TRAFFIC CALMING MEASURES:

All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review prior to implementation. Should any questions arise regarding design and construction, and/or water and access, please contact Inspector Marvin Dorsey at (323) 890-4243.

FORESTRY DIVISION:

The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire

Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department have been addressed.

This property is located within the area described by the Forester and Fire Warden as a Very High Fire Hazard Severity Zone or Fire Zone 4. The development of this project must comply with all Very High Fire Hazard Severity Zone code and ordinance requirements for fuel modification.

As required by Section 1117.2.1 of the County of Los Angeles 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.

A fuel modification plan, a landscape plan, and an irrigation plan shall be developed and approved prior to construction. Said plans shall be reviewed and approved by the County of Los Angeles Fire Department, Forestry Division. Specific questions regarding fuel modification requirements should be directed to the Fuel Modification Office at (626) 969-5205.

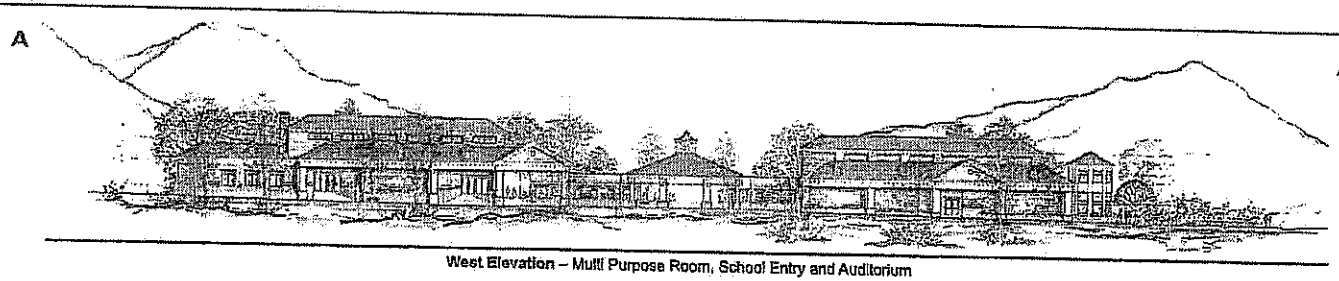
If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

David R. Leininger

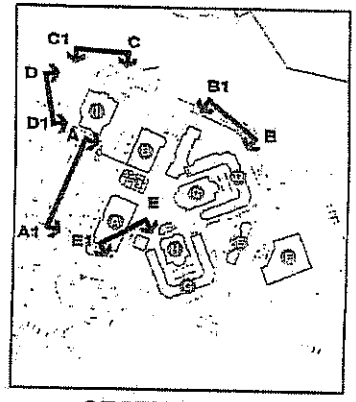
DAVID R. LEININGER, CHIEF, FORESTRY DIVISION
PREVENTION BUREAU

DRL:sc



West Elevation – Multi Purpose Room, School Entry and Auditorium

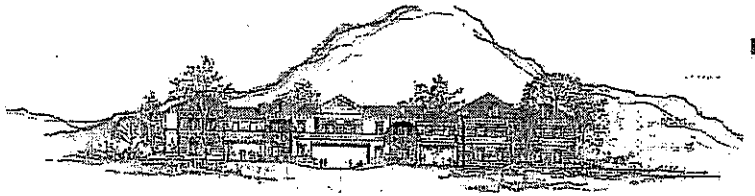
Southwest Elevation - Elementary School and Administration



SECTION KEY

South Elevation – Nursery

West Elevation – Nursery



Northwest Elevation – Middle School/Library

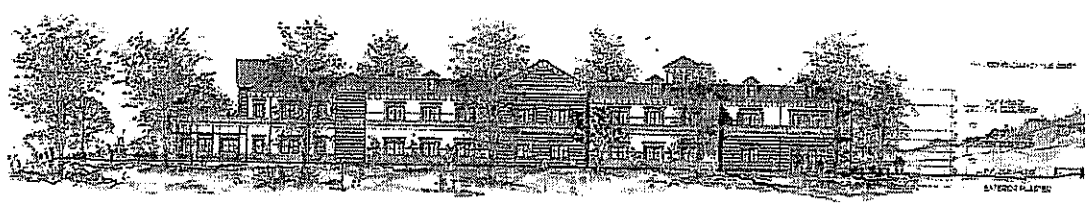
SOURCE: Jack Hellanor & Associates, Inc.

304-02 07/04

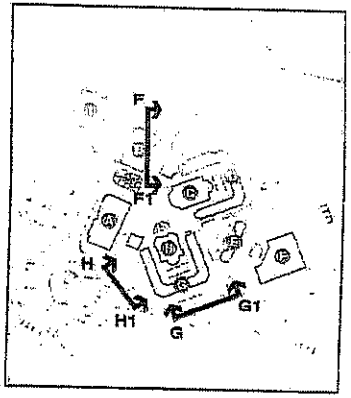
FIGURE 2.0-3a

Building Elevations

West Elevation – Elementary School and Administration



Southeast Elevation – Elementary School and Administration



SECTION KEY

Southwest Elevation – Middle School/Lunch Pavilion

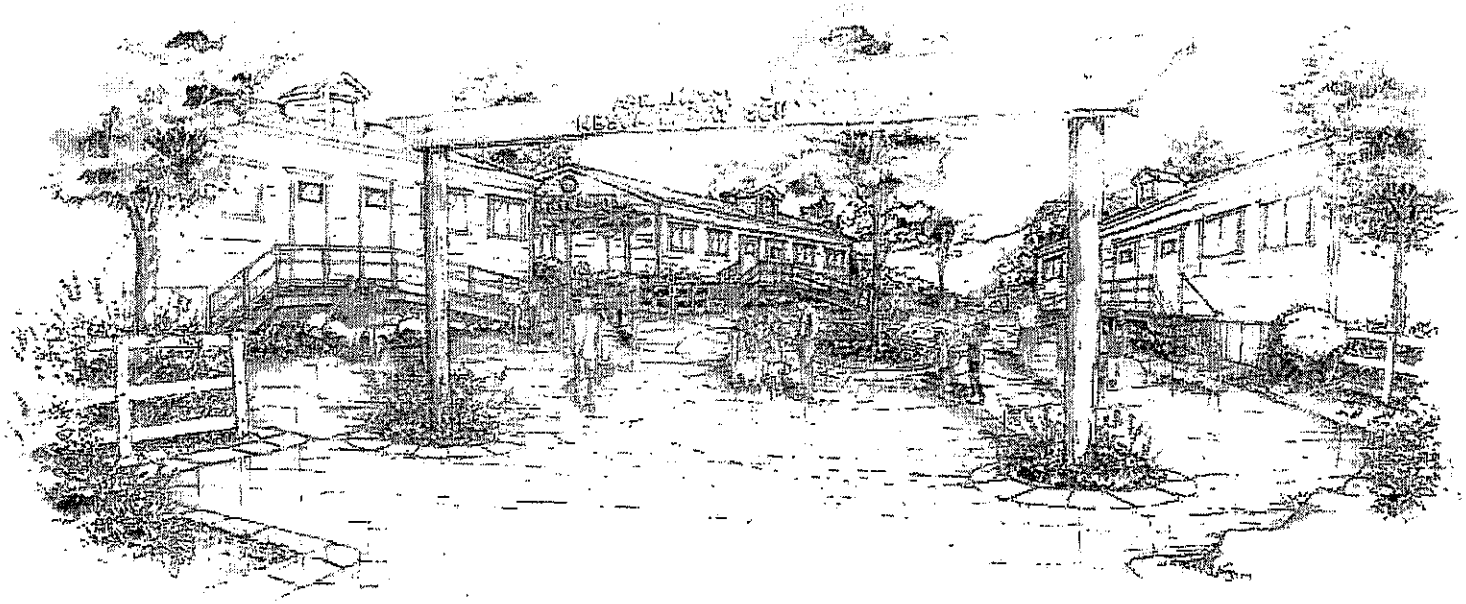
SOURCE: Jack Hollander & Associates, Inc.

304-02 07/04

FIGURE 2.0-3b

Building Elevations

ABRAHAM JOSHUA HESCHEL DAY SCHOOL-DRAFT ADMINISTRATIVE EIR

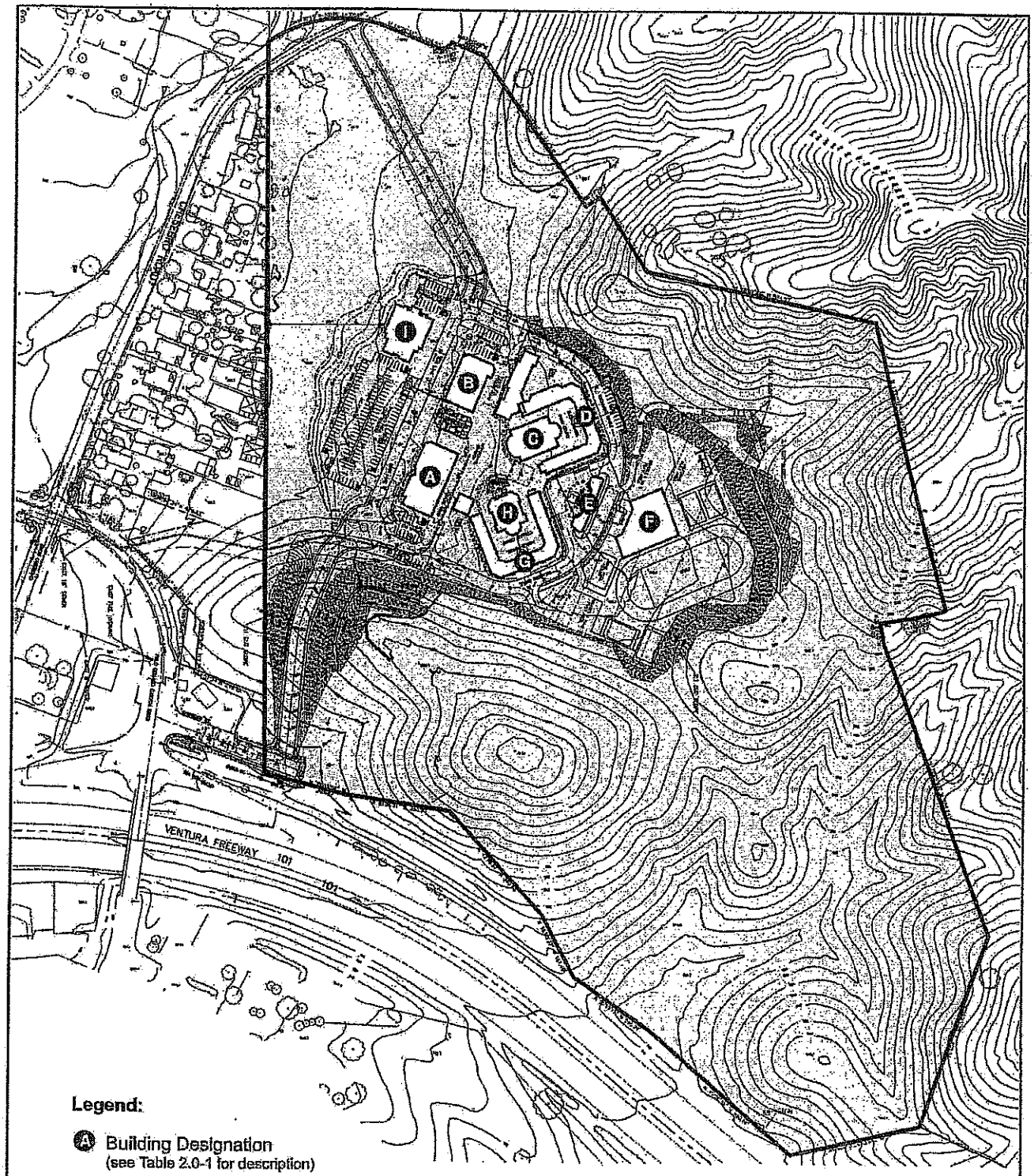


SOURCE: Focus 360, March 2002.

FIGURE 2.0-6

Modular Buildings

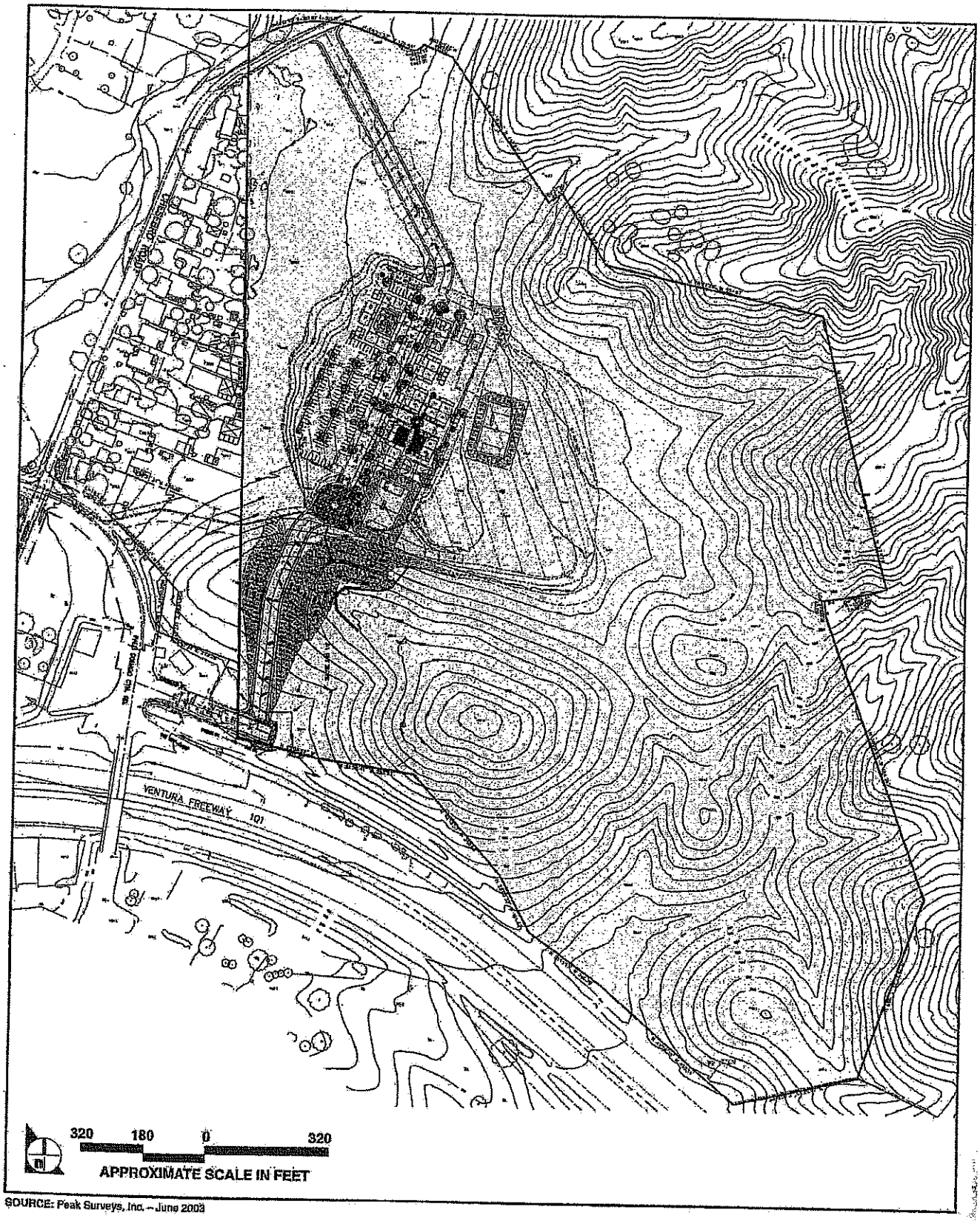
304-02-03/04



SOURCE: Peak Surveys, Inc. – June 2003

FIGURE 2.0-2

Site Plan



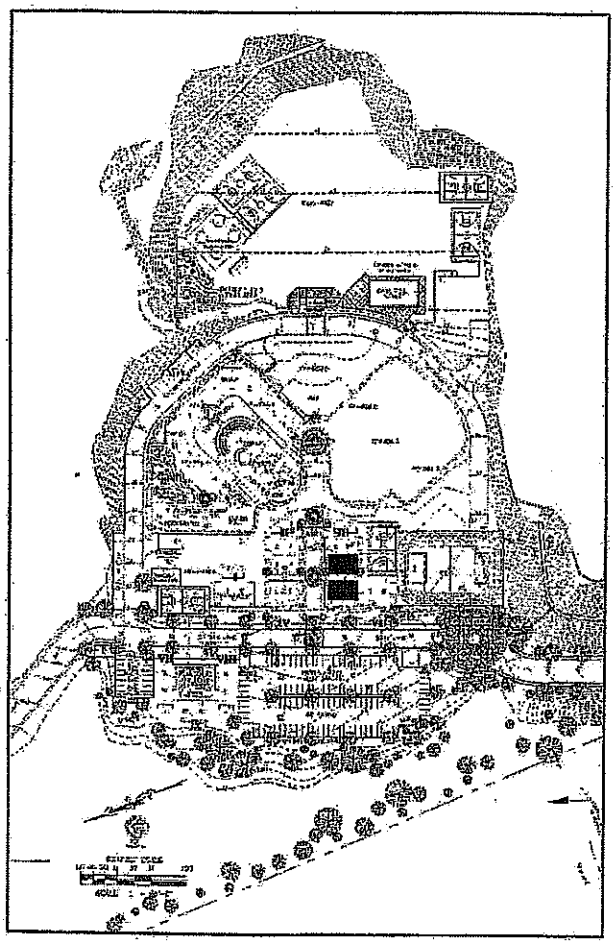
SOURCE: Peak Surveys, Inc. – June 2003

FIGURE 2.0-5

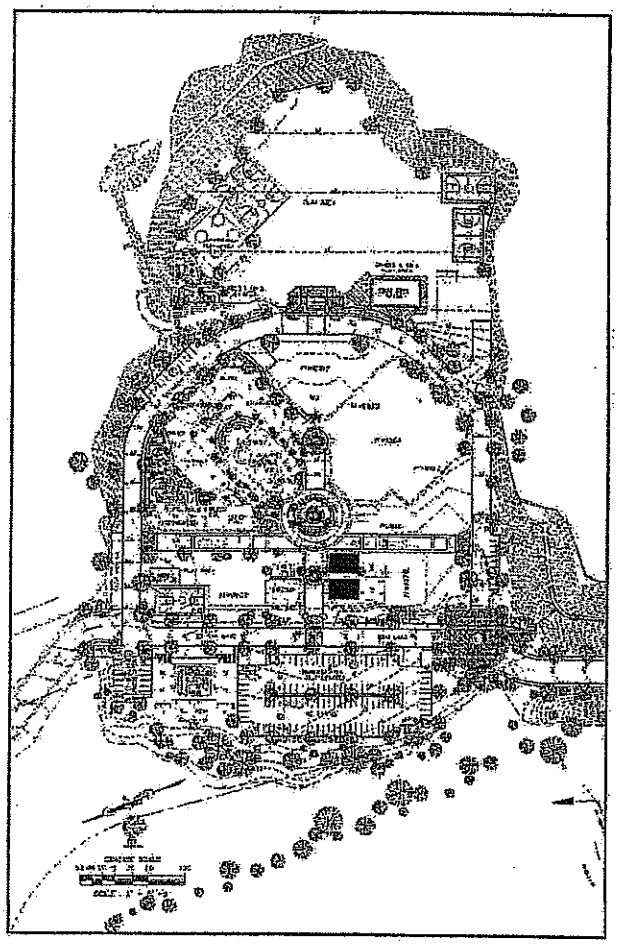
Phase I Site Plan

304-02-11/04

PHASE 2A
CONSTRUCTION OF PERMANENT
BUILDING STRUCTURES (C) & (D)



PHASE 2B
COMPLETION OF CONSTRUCTION OF PERMANENT
BUILDING STRUCTURES (C) & (D)
REMOVAL OF MODULE I, II& III



= Shelter In-Place Structures

240 120 0 240

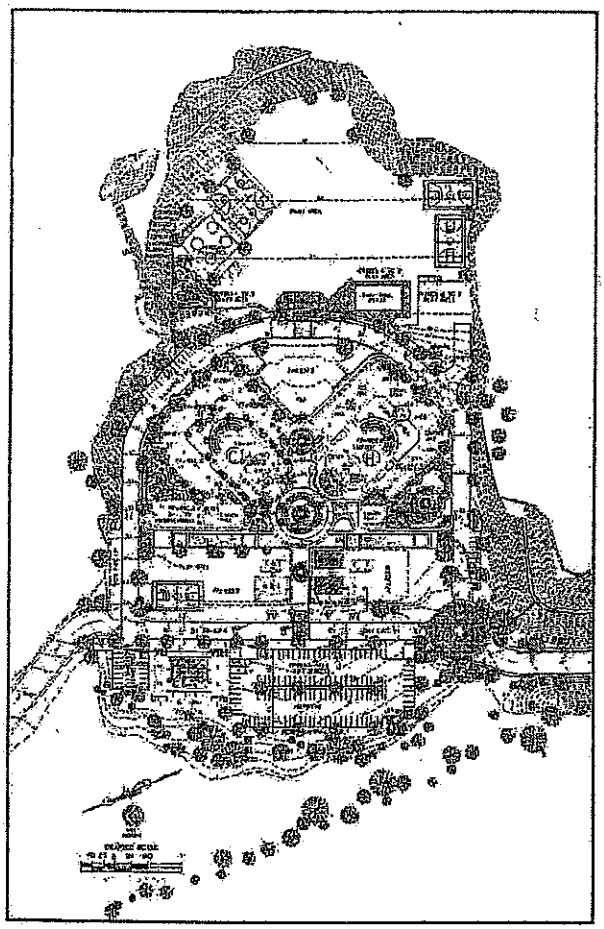
APPROXIMATE SCALE IN FEET

SOURCE: Peak Surveys, Inc. – November 2004

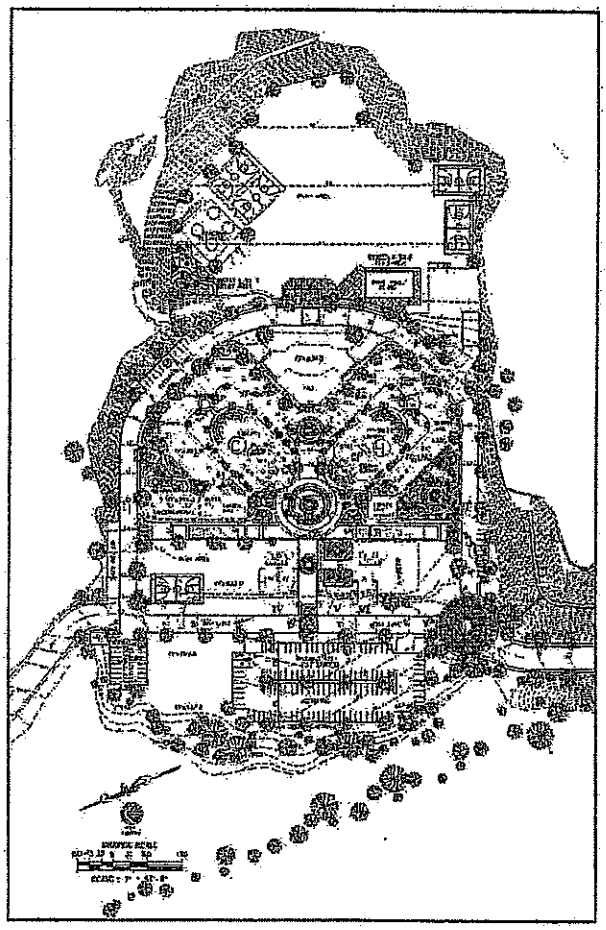
FIGURE 2.0-7

Phase II Site Plan

PHASE 3A
CONSTRUCTION OF PERMANENT BUILDING STRUCTURE Ⓖ & Ⓗ



PHASE 3B
COMPLETION OF CONSTRUCTION OF PERMANENT BUILDING STRUCTURE Ⓖ & Ⓗ
REMOVAL OF MODULES VII, VIII & IX



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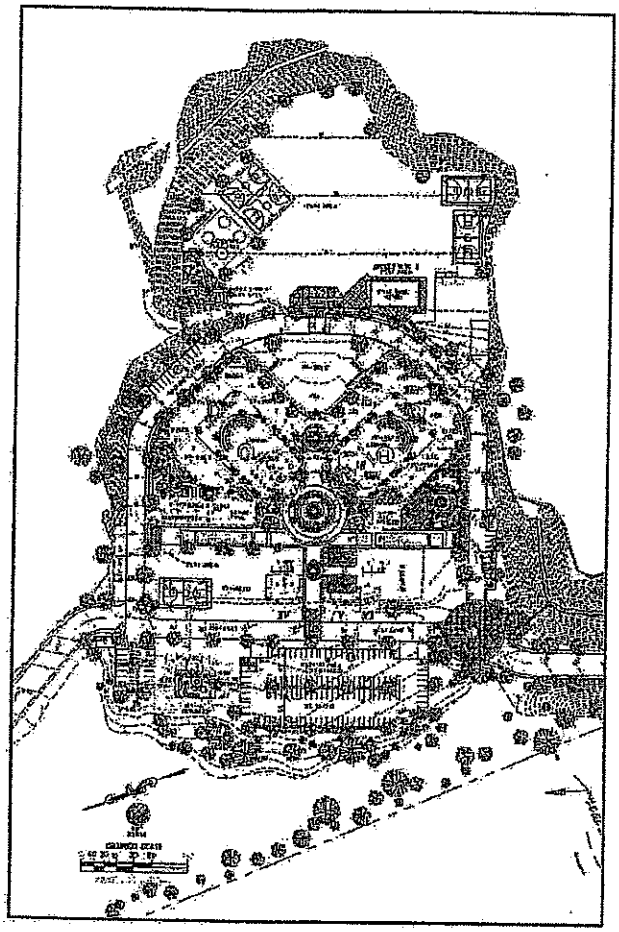
APPROXIMATE SCALE IN FEET

SOURCE: Peak Surveys, Inc. – November 2004

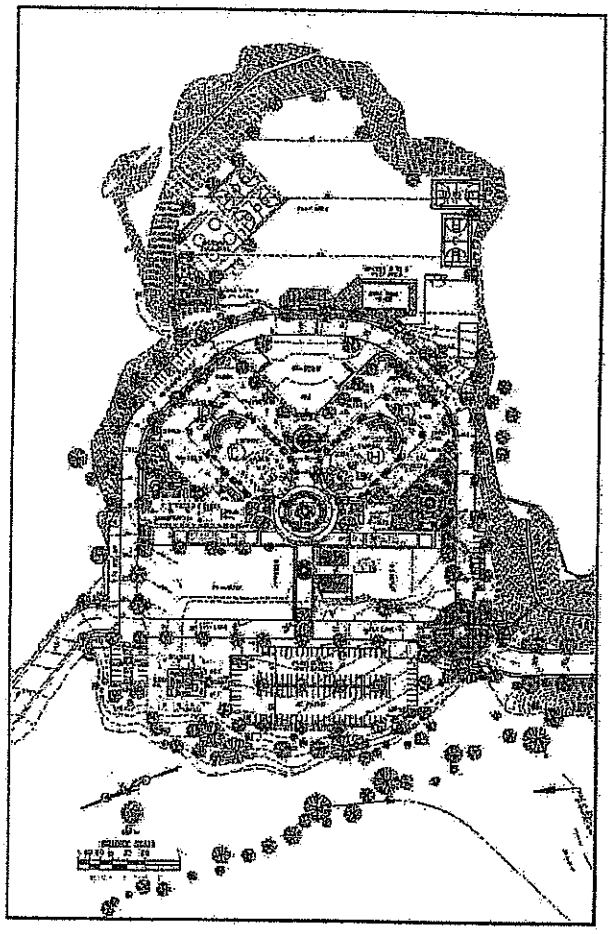
FIGURE 2.0-8

Phase III Site Plan

PHASE 4A
CONSTRUCTION OF PERMANENT
BUILDING STRUCTURE (I)



PHASE 4B
COMPLETION OF CONSTRUCTION OF PERMANENT
BUILDING STRUCTURE (I)
REMOVAL OF MODULES IV & VI



240 120 0 240
APPROXIMATE SCALE IN FEET

SOURCE: Peak Surveys, Inc. – November 2004

FIGURE 2.0-9

Phase IV Site Plan

HESCHEL-WEST DAY SCHOOL **Revised June 25, 2007**

PRELIMINARY CHECKLIST of KEY PROGRAM COMPONENTS to the FIRE EMERGENCY RESPONSE PLAN

A comprehensive emergency response plan (ERP or the "Plan") is required to establish priorities, responsibilities and protocols, when an emergency event occurs. The ERP will facilitate communication and integrated actions between the school, emergency responders, parents and the community. The purpose of this checklist is to identify key components/programs that will be included in the approved Fire Emergency Response Plan to be reviewed and approved by the County prior to the occupancy of the school. Emergency fire response procedures shall be included within an overall all-risk school ERP, so that users refer to one plan document and are not looking through multiple resources to ascertain what actions to take.

There are four phases of emergency planning and response. They are: Prevention, Preparation, Response and Recovery. This checklist is focused on fire emergency responses and procedures.

The purpose of the following Checklist is to identify key fire emergency program components that will be included in the overall Heschel West ERP document.

1. PREVENTION

Prevention of a fire is the first step. This will be done through ongoing implementation of the requirements in the Fire Protection and Fuel Modification Plan prepared for the school, construction and ongoing maintenance of buildings, including the shelter in place building, and systems, and annual on-site fuel modification/vegetation management prior to fire season, and more often as needed. It will also occur through compliance with ongoing fire prevention inspections by the Fire Department. In addition, specified, responsible, trained on-site persons shall conduct regular fire safety and fire prevention inspections using inspection checklists tailored to the specifics of the school's built environment.

2. PREPARATION:

A. RESPONSIBILITIES

- The school shall establish a safety committee, chaired by a member of the administration, to review and implement the ERP.
- The school will establish emergency protocols to follow if fire danger rating forecast is "Extreme".
-
- The committee shall be responsible for maintaining all emergency supplies and equipment in a state of readiness.

- The ERP shall designate the assignments and responsibilities for all school personnel during an emergency. All assignments will have back-up responders in case the primary person(s) responsible are unable or unavailable to perform the task.
- The ERP must be reviewed annually prior to fire season and updated as needed. Phone numbers shall be tested and the names of members of the on site initial school emergency response team (SERT), and the contact information for school personnel, students/parents and emergency response agencies must be up to date.
- The school safety committee will send a copy of the ERP annually to local fire, law enforcement and government administrative personnel for their review to assure ERP is consistent with their emergency criteria.

B. PROGRAM COMPONENT CHECKLIST

The following program elements shall be included in the ERP.

Emergency System Drills

The ERP shall include periodic performance drills for key elements of the Plan to insure that protocols and materials work as intended.
All employees shall be trained on the Emergency Plan. Parents shall be informed of ERP procedures and be given copies of program elements relative to their responsibilities and protocols for communicating with the school and reuniting with students during emergencies.

Emergency Power

Heschel shall install an emergency generator adequate to operate key emergency facilities. The generator shall be diesel or LPG powered, shall meet appropriate National Fire Protection Association standards, and shall be tested on a regular basis including actual load tests.

Emergency Supplies

Heschel shall keep essential supplies for emergency events on-site. This may include, but not limited to, checklists, site maps, floor plans, student lists, communication equipment (two-way radios, cell phones, televisions, AM/FM radio); battery operated laptops, medical supplies; batteries; flash lights; work gloves/helmets, fire extinguishers, first aid kit, basic tools, tape, markers and a short term supply of water/food.

Agency Interface

Specific contact information for agencies that will provide emergency response service will be reviewed and updated as needed. A telephone call to 911 will be made without delay for any confirmed emergency. Procedures and responsibilities and trigger points for calling 911 must be reviewed regularly and the responsibility for such notification

action must be fixed. The notification triggering criteria in the Plan will be followed. Responsibility for notification via 911 will be fixed with a certain staff position, with back-up personnel designated (rather than name of a person in case that person is off duty).

Offsite Evacuation

Heschel shall identify a nearby property as a destination if evacuation of the campus is necessary. Evacuation procedures and routes, including suitable maps, will be created and will be included in the ERP.

Shelter in Place

Heschel shall provide an approved on-site shelter-in-place building to protect the students and staff until the fire passes through/by the site so that in case of a wildland fire, where the fire is proximate to the school and will traverse the site during school hours, occupants at the campus can shelter-in-place. Parents will retrieve their children after the fire has passed. This will insure minimum possible exposure to school persons to the fire danger and facilitate the movement of area homeowners during the emergency. Parents will acknowledge in writing the shelter-in-place protocols that will be followed as part of the registration process. The School will utilize communication methods noted below to keep parents informed when the school is in lock-down because of an imminent fire danger. A decision flow chart providing guidance as to whether to evacuate or shelter-in-place will be included in the ERP.

Fire Department Staging Area

Heschel shall enter into an agreement with the County Fire Department regarding the use of the School property in a major wildland fire event or other community emergency. The components of the agreement should include equipment staging areas; emergency personnel parking; suitable helicopter landing site (to be used by Fire Department if they decide to) on the athletic field; fire department water supply hook-ups; allocation of emergency command center building space (cafeteria/assembly room).

Parent Emergency Communication System

Heschel shall provide multiple means to communicate with parents and provide information on the status of the emergency and the students. Instructions will be given as to how parents can communicate with/retrieve their children. Communication protocols during emergencies for the school web site, e-mail, text messages, phone tree and out of area contacts shall be instituted. Parents shall have several options to secure timely information regarding the status of the emergency. Parents shall be given reference materials at the beginning of each school year that provides essential information about the ERP and what is expected of the parents during an emergency and the opportunity to attend an annual ERP briefing meeting.

3. RESPONSE:

A comprehensive All Risk Emergency Response Plan will be created. The fire emergency response will be a component of that overall Plan. The ERP shall have the following Sections in it and must be user friendly and in checklist format.

Example ERP Table of Contents:

1. Emergency plan activation flow chart and instructions on how to activate the plan and mobilize on site personnel.
   This simple flow chart will be in the front of the plan for purposes of easy and fast activation of the plan.
2. Emergency mobilization and notification lists and triggering criteria; Fire Department, Law Enforcement and staff.
   This will be a phone list keyed to staff names, and responding agencies. 911 will be called without delay. The triggering criteria for calling 911, and the responsible staff position for making notifications, will be outlined in this section.
3. Procedure for notifying on site occupants.
   This will include the procedure for notification, the methods (face to face, bull horn, PA system, fire alarm system), sample messages and a form to track notifications.
4. Emergency Organization Chart with assignment of day-to-day positions to an Emergency organization position using similar terminology as the Fire Department Incident Command System (ICS).
   This will be a chart which utilizes the Incident Command System (ICS) utilized by Fire Agencies and law enforcement. This will identify emergency roles for staff and will include a matrix which identifies what day-to-day positions will serve in which ICS positions. Redundancy of assigned staff to various ICS positions will be built in. The appropriate governmental agency emergency responder will take command upon arrival. The ICS will allow for a smooth interface and coordination between the school staff and the responders..
5. Emergency Checklists for all postulated emergencies.
   Each ICS position will have a simple checklist of tasks they are to do in any emergency
6. Procedures for search and rescue.
   Procedures for search and rescue and the tracking of persons found or missing, and methods to mark buildings as searched, will be included in this section.
7. Shelter in Place procedures and decision flow chart for Wildland Fires.
   A checklist for Sheltering In Place procedures and a flow chart providing guidance as to when to shelter in place or evacuate will be in this section.
8. Evacuation procedures
   In the event there is plenty of time to safely evacuate, checklist procedures will be provided in this section. An evacuation route map with Safe Assembly locations identified, will be in Appendix of the plan.
9. Procedures for notification of parents.

Procedures, communication methods and contact information will be developed. Notification lists will be tested regularly and kept up to date.

10. Site map showing shelter in place building, helispot, staging area.
This map will be in the Plan and will also be issued to the closest Fire Station.

Search and Rescue

The school shall have procedures to insure buildings are cleared and injured persons are found so that medical resources can go directly to the scene.

Training:

All school employees will be trained on the Plan, when first hired and then annually thereafter. All parents will be invited to attend a separate annual briefing and overview of the Plan annually.

Testing of Emergency Plan:

An annual emergency response drill will be conducted. The purpose of the drill is to activate the Plan and actually walk through simulated emergency scenarios; one necessitating sheltering in place and one where evacuation is selected. The local fire station crews and local Battalion Chiefs will be invited to attend.

4. RECOVERY:

The recovery phase of an emergency will include debriefing of all staff so that performance and adequacy of the emergency plan and procedures can be evaluated, and improvements made if needed. All emergency systems, equipment and supplies, water system, staging areas, roads, helispot, etc, will be restored and readied for use in another emergency. Any "lessons learned" and needs for improvement will be implemented. A meeting will also be held with the local fire crews who responded to identify any needs for improvement in the plan, procedures, equipment or systems. Any damage to structures will be repaired as needed and restored to the condition prior to the emergency.

5. COMPLIANCE:

The ERP will be designed to comply with applicable guidelines of the State Office of Emergency Services, County of Los Angeles Office of Emergency Services, County Fire Department and FEMA. The draft plan will be submitted to the local fire station Captains for review and comment prior to approval by the County. The Emergency Response Plan shall be approved and made available prior to issuance of a Certificate of Occupancy.

MITIGATION MONITORING PROGRAM – Heschel School Project – CUP 98-062-(3)

INTRODUCTION The Mitigation Monitoring Program for the Heschel West School Project describes the procedures the Permittee and others will use to implement the mitigation measures adopted in connection with the approval of the proposed project and the methods of monitoring such actions. A monitoring program is necessary only for impacts that would be significant if not mitigated. The following consists of a monitoring program table applicable to the Heschel West School Project, noting the responsible agency for mitigation monitoring, the schedule, and a list of all project-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	Status
4.1	**VISUAL RESOURCES**				
4.1-1	100-foot landscaped buffer consisting of natural vegetation shall be placed along the southern perimeter of Chesebro Road, as depicted in the Exhibit "A." The purpose of this vegetation is to screen vistas of the completed project from motorists, walkers, and riders. Installation of this vegetative screen shall occur prior to grading. Maintenance and monitoring reports shall be prepared annually for a minimum of three years to ensure the long-term completion of this mitigation measure.	Permittee (Project Landscape Architect)	Review of Landscape Plan and Field Verification	1. LA County Department of Regional Planning (LACDRP) 2. LACDRP 3. Prior to issuance of Grading Permits	
4.1-2	A landscape/revegetation plan shall be prepared by a registered landscape architect for review and approval by the County of Los Angeles Department of Regional Planning and California Department of Fish and Game (CDFG) prior to the issuance of the grading permit. The landscape/revegetation plan shall utilize indigenous plants and shall avoid invasive, non-native ornamentals to the maximum degree feasible.	Permittee	Review of Landscape Plan and Field Verification	1. LACDRP 2. LACDRP 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	Status
4.1-3	The Permittee shall prepare a lighting plan that identifies the type, layout, and luminary wattage. At a minimum the plan shall conform to the requirements defined below. The County of Los Angeles Department of Regional Planning shall approve final lighting orientation and design. (1) Nuisance Prevention: All outdoor lighting fixtures shall be designed, located, installed and aimed downward or toward structures—if the light is effectively contained by the structure and no glare is visible off site—to prevent glare, light trespass and light pollution. No lights shall be directed toward nearby residences or open space. (2) Lighting Levels: Outdoor lighting installations shall be designed to avoid harsh contrasts in lighting levels between the project site and the adjacent properties. • The illumination provided by parking lot lighting shall average no more than 0.05 watts/square foot, which equates to a lighting power density consistent with parking lots in Lighting Zone 2. • The illumination provided by on-site roadway lighting shall average no more than 0.03 watts/square foot, which equates to a lighting power density consistent with a two-lane roadway in Lighting Zone 2. • The illumination provided by on-site walkway lighting shall average no more than 0.08 watts/square foot, which equates to a lighting power density consistent with walkways in Lighting Zone 2.	Permittee	Review and Approve Final Lighting Plan and Field Verification	1. LACDRP 2. LACDRP & LACDPW 3. Prior to Issuance of Building Permits	

Mitigation Measures/Conditions of Approval			Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.1-3 (cont'd)	(3)	Lamp Types: Metal Halide of high-pressure sodium lamps should be used in all areas deemed as security risks. Low wattage incandescent or compact florescent lamps should be used in all other portions of the campus.				
	(4)	Fixture Types: All outdoor lighting shall use cut-off luminaries with the light source downcast and fully shielded with no light emitted above the horizontal plane so that light sources are not visible to surroundings.				
	(5)	Accent Lighting: Architectural features may be illuminated by uplighting provided that the light is effectively contained by the structures, the lamps are low intensity used only to provide subtle lighting effects and no glare or light trespass is produced.				
	(6)	Security Lighting: Security lighting should be activated with motion sensors to the extent feasible.				
4.1-4	Project structures shall utilize non-reflective glass to avoid glare intruding onto adjacent residential properties.		Permittee and Construction Contractor	Review and Approval of Building Plans	1. LACDPW 2. LACDPW 3. Prior to issuance of Building Permits	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.2 TRANSPORTATION AND ACCESS				
4.2-1 <u>Canwood Street and Chesebro Road at Driver Avenue and Palo Comado Canyon Road</u> – the Permittee shall design and construct the following non-signalized improvement: • West (eastbound) approach: to install an exclusive left-turn lane and one shared through/right-turn lane to mitigate project specific impacts. • To mitigate project's cumulative impacts at this intersection, prior to issuance of any Certificate of Occupancy, the Permittee shall also provide an exclusive through lane for a final west (eastbound) intersection configuration of: an exclusive left turn lane, one through lane, and one shared through/right-turn lane. • If additional right of way is needed, and the City does not provide this right of way prior to issuance of any grading permit, the Permittee shall instead provide payment to the City for the cost of providing the additional exclusive through lane. The cost of acquiring the additional right of way will be part of determining the fair-share contribution and this payment shall be made prior to issuance of any grading permit. • To monitor the timing of implementation, the Permittee shall prepare annual enrollment reports for submittal to the Los Angeles County Department of Public Works. This mitigation measure shall be implemented before enrollment reaches 660 private school students and 20% of the total preschool enrollment.	Permittee and Construction Contractor	Review and Approve annual enrollment reports Field Verification	1. LACDPW 2. LACDPW 3. Design of improvements to be finalized prior to issuance of any Grading Permit; construction to be completed prior to issuance of Certificate of Occupancy	

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.2-2	Palo Comado Canyon Road at US 101 Westbound Ramps – Two alternative improvements are proposed for this location. Either of these recommended improvements could mitigate project impacts. Both will provide appropriate traffic control for the intersection, and will accommodate the new project's Canwood Street access location as part of an expanded intersection configuration. The final intersection infrastructure improvement design will be selected through consultation with Caltrans. (a) The Roundabout Alternative– Reconstruct the intersection, including all approaches, to install a new traffic roundabout. The roundabout would control all approaches to this intersection, including the northbound and south bound Palo Comado Canyon Road approaches, the 101 Freeway westbound on/off ramps, and the Canwood Street approach. The recommended roundabout design shall be designed and constructed to the satisfaction of Caltrans and the City of Agoura Hills. Implementation of this alternative will reduce the project's cumulative impacts at this intersection to less than significant and no mitigation measures are necessary. (b) The Three-Phase Traffic Signal Alternative – To mitigate both project specific and cumulative impacts at this intersection, the Permittee shall reconfigure the intersection to include the Canwood Street approach as part of an overall intersection geometry, and to install a new traffic signal at this intersection. The new lane configuration for this intersection should be as follows: • East approach (Canwood Street): one shared left-turn/through lane and one exclusive right-turn lane instead of an exclusive left-turn lane and a shared through/right-turn lane. • North approach (Palo Comado Canyon Road): one left-turn lane (to Canwood Street), one through lane, and one right-turn only lane instead of one shared left-turn/through lane.	Permittee and Construction Contractor	Review and Approve Project Study Report for intersection improvements Field Verification	1. LACDPW, Caltrans 2. LACDPW, Caltrans 3. Design of chosen improvement to be completed prior to issuance of Grading Permits; Construction of chosen improvement to be completed prior to issuance of Certificate of Occupancy	

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.2-3	Chesebro Road and US 101 Eastbound Ramps at Dorothy Drive –to mitigate project specific impacts at this intersection, the Permittee shall construct improvements of the intersection lane configuration as follows prior to middle school building construction (Phase III) or the school exceeding 531 students, whichever occurs sooner: • South (northbound) approach: one shared left-turn/through lane and one shared through/right-turn lane. • Eastbound on-ramp: two entering lanes with the right lane merging with the left. • No additional improvements are necessary to address cumulative impacts. The mitigation for the project-specific impacts also mitigate the cumulative impacts. However, the Permittee may contribute the fair-share towards the cost of a traffic signal for this intersection and other intersection improvements as specified in the conditions of approval. • To monitor the timing of implementation, the Permittee shall prepare annual enrollment reports for submittal to the Los Angeles County Department of Public Works. This mitigation measure shall be implemented before enrollment reaches 80% of the proposed total (approximately 531 of the 660 private school students) or middle school building construction (Phase III), whichever occurs first.	Permittee and Construction Contractor	Review and Approve annual enrollment reports Field Verification	1. LACDPW, Caltrans 2. LACDPW, Caltrans 3. Prior to middle school building construction (Phase III) or enrollment reaching 531 students, whichever occurs sooner	
4.2-4	Palo Comado Canyon Road Improvements – to mitigate project specific impacts at this intersection, the Permittee shall construct improvements of Palo Comado Canyon Road along the west side to complete a 32-foot half roadway improvement from Canwood Street/Chesebro Road to the 101 Freeway westbound on-ramp prior to the issuance of any Certificate of Occupancy. The design of these improvements shall be completed prior to the issuance of any Grading Permits.	Permittee and Construction Contractor	Field Verification Encroachment Permit from City of Agoura Hills	1. LACDPW 2. LACDPW 3. Design to be completed prior to issuance of Grading Permits; Construction to be completed prior to issuance of Certificate of Occupancy	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.2-5 Chesebro Road and Palo Comado Canyon Road at Chesebro Road – to mitigate project's cumulative impacts at this location, the Permittee shall install a traffic signal at this location. Alternatively and acceptable to the City of Agoura Hills, the Permittee shall improve the intersection as follows: • West (eastbound) approach: one left-turn lane and one right-turn lane. • South (northbound) approach: one left-turn lane and one through lane. • East (westbound) approach: two receiving lanes (one each for the new northbound left turn lane and one for the existing southbound right-turn lane from Palo Comado Canyon Road). Either improvement shall occur prior to middle school building construction (Phase III) or the school exceeding 531 students, whichever occurs sooner.	Permittee and Construction Contractor	Field Verification	1. LACDPW 2. LACDPW 3. Prior to middle school building construction (Phase III) or the school exceeding 531 students, whichever occurs sooner.	
4.2-6 Chesebro Road and Laura La Plante Drive at Agoura Road – The project's cumulative traffic impact is to be mitigated through the payment of a 25 percent pro-rata share towards the cost of installing a traffic signal at this intersection as calculated by the City. The cost shall be paid prior to issuance of any Grading Permit.	Permittee and Construction Contractor	Payment of Fair-Share amount to the City of Agoura Hills with Payment Verification to LADPW and LADRP	1. LACDPW 2. LACDPW 3. Prior to issuance of Grading Permits	
4.2-7 In order to fulfill the school responsibility to pay for its fair-share of the cost of mitigating cumulative traffic improvements and providing enhanced certainty for when off-site traffic improvements will occur, the school must fund and/or construct off-site mitigation measures using a payment plan and improvement construction plan that includes the following provisions: (a) If the school has mitigated its project-specific impacts through the construction of a three-phase traffic signal prior to the school's opening, the school shall pay an additional 10.6 percent fair-share payment of the total cost of constructing the ultimate Caltrans-approved improvements	Permittee	Fair-Share Payment Verification Review and Approval of monthly and annual reports	1. LACDPW 2. LACDPW 3. Throughout Life of Project	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status

at the intersection of Palo Comado Canyon Road and the 101 Freeway. Said improvement are intended to cover all aspects of the interchange construction which includes, but is not limited to: the Chesebro bridge, on-ramps and off-ramps, signing, striping, widening, grading, and/or any other improvements identified in the final approved Plans, Specifications, and Engineering ("PS&E"). That total amount shall not exceed $2.5 million and shall be paid directly to the City over a period of 10 years or any other longer period that the City offers to any other developer that is required to pay a fair-share payment toward the same roadway improvements. If actual construction of the bridge does not commence within 20 years of the date that this conditional use permit is approved, this percentage of payment shall no longer be binding on the school but the school shall still be subject to any other appropriate mechanism for collecting fair-share payments that is established by the City for properties within its jurisdiction.

(b) Fair Share Payment Calculation for various improvements: over a period of 10 years commencing prior to the issuance of any certificate of occupancy, the school shall pay a Traffic Impact Fee ("TIF") to the City in the amount of 1.24 million in the form of credits and/or cash at the rate of a minimum in the form of $124,000 permit year. Appropriate credits shall be given for the following off-site traffic improvements that are built by the school provided they are built to City or Caltrans standards. However, no cash equivalent shall be paid by the City to the Permittee for credits received after fulfillment of the TIF obligation:

- Driver/Chesebro/Canwood/Palo Comado intersection improvements for the eastbound approach on Driver Avenue, which includes a left-turn pocket, an exclusive through-lane, and a shared through/right-turn lane, and associated road widening and striping, as specified in the Mitigation Measure 4.2-1 above;

- Widening of the west side of Palo Comado from Canwood/Chesebro to the 101 Freeway westbound ramp, as specified in Mitigation Measure 4.2-4;

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
• The cost of installing a four-way traffic signal at the 101 Freeway westbound ramps at Chesebro shall constitute a credit. However, the marginal cost difference between constructing a three-phase signal and a four-way traffic signal shall not constitute a credit and shall be borne by the Permittee. If, after seven (7) years from the date of installation, the traffic signal remains the primary intersection improvement in the area, the total cost of the three-phase signal shall constitute a credit; • The cost of intersection improvements at Chesebro Road and the 101 Freeway eastbound Ramps at Dorothy Drive, as specified in Mitigation Measure 4.2-3; • Re-striping Agoura Road/Chesebro Road/Laura La Plante Drive; • And widening and re-striping at Chesebro and Palo Comado. (c) The School shall pay directly to the City a 10.6 percent fair-share payment of the total cost of conducting all Caltrans-required design, engineering, and environmental studies necessary to constructing any final Caltrans-approved improvements at the intersection of Palo Comado Canyon Road, the 101 Freeway, and Canwood Street, with these payments not to exceed a total of $250,000. The Permittee shall pay said fees within 30 days upon receipt of a bill from the City. These bills shall be issued quarterly commencing with the next calendar quarter following final approval of this permit and shall constitute no more than the 20.6 percent fair-share percentage of the total applicable cost billed to the City as of the billing date. Receipt of such payment shall be provided to the Director of Public Works.				
4.3 NOISE				
4.3-1 All construction activity occurring on the project site shall adhere to the requirements of the County of Los Angeles Construction Equipment Noise Standards, County of Los Angeles Ordinance No. 11743, Section 12.08.440 as identified in	Permittee and Construction Contractor	Field Verification	1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division	

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
	Table 4.3-3 of the Draft EIR.			3. During Grading and Construction	
4.3-2	All construction equipment, fixed or mobile, shall be in proper operating condition and fitted with factory standard silencing features, including the muffling and shielding of intakes and exhausts.	Permittee and Construction Contractor	Field Verification	1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. During Grading and Construction	
4.3-3	All construction truck traffic shall avoid residential areas and other sensitive receptors.	Permittee and Construction Contractor	Field Verification	1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. During Grading and Construction	
4.3-4	Construction equipment shall be turned off when not in direct use.	Permittee and Construction Contractor	Field Verification	1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. During Grading and Construction	
4.3-5	Sound blankets shall be used on all construction equipment for which use of sound blankets is technically feasible.	Permittee and Construction Contractor	Field Verification	1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. During Grading and Construction	
4.3-6	Portable acoustical barriers shall be placed along the back property boundary of the adjacent residential uses during grading activity associated with Phase I and II of campus construction.	Permittee and Construction Contractor	Field Verification	1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. During Grading and Construction	

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase Status
4.3-7	All stationary and point sources of noise (e.g., bells amplified sound, etc.) occurring on the project site shall adhere to the requirements of the County of Los Angeles Ordinance No. 11743, Section 12.08.390 as identified in Table 4.3-2 of the Draft EIR, County of Los Angeles Exterior Noise Standards for Stationary and Point Noise Sources.	Permittee	Field Verification	1. LA County Department of Health Services 2. LA County Department of Building and Safety 3. During Life of Project
4.3-8	No amplified sound shall be generated between the hours of 8:00 P.M. and 8:00 A.M. All school bells shall be oriented away from adjacent residential areas.	Permittee	Field Verification	1. LACDRP 2. LACDRP 3. During Life of Project
4.5	BIOLOGICAL RESOURCES			
4.5-1	As a means of special-status species protection, prior to any grading/construction activities, pre-grading surveys for the mariposa lily and morning glory shall be conducted by a qualified botanist. Pre construction reports shall be provided to the County of Los Angeles Department of Regional Planning. The loss of any such species would be mitigated through on-site enhancement as articulated below under MM 4.5-6.	Permittee (Project Biologist)	Review of Pre Grading/Construction Survey Findings	1. LACDRP 2. LACDRP 3. Prior to and during Grading and Construction activity
4.5-2	Prior to any grading/construction activities, the County shall install temporary fencing where site grading occurs adjacent to natural habitat to the north. Fencing shall be maintained and monitored by the Permittee for the duration of the grading/construction period. Monthly reports shall be provided to the County of Los Angeles Department of Regional Planning.	Permittee (Project Biologist)	Field Verification And Review of Monthly Status Reports	1. LACDRP 2. LACDRP 3. Prior to and during Grading and Construction activity

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.5-3	No earlier than 20 days prior to any grading activity that would occur during the breeding season, pre-construction/grading survey of the entire area proposed for grading/construction activities for any special-status bird species shall be conducted by a qualified biologist. If nests of special-status or other protected migratory bird species are observed, construction within 100 feet shall be postponed or halted at the discretion of the biological monitor, until the nest site is vacated and juveniles have fledged, as determined by the biologist. Implementation of this measure would ensure that no loss of active nests of either species will occur and, therefore, will reduce impacts on nesting birds to a less than significant level. Pre construction reports shall be provided to the County of Los Angeles Department of Regional Planning.	Permittee (Project Biologist)	Review of Pre-Construction Survey Results And Field Verification	1. LACDRP 2. LACDRP 3. Prior to and during Grading and Construction activity	
4.5-4	Bird nests, which are state and federally protected, will not be disturbed during and following construction activities. The nesting/breeding season of native bird species potentially nesting on the site is typically February through August. In order to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 300 feet (500 feet for raptors) of the construction zone, the Permittee shall have weekly field surveys conducted by a qualified biologist between 45 to 20 days (only) prior to construction activities. If active nests are found, a minimum 300-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 the 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. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur. In addition, fuel modification activities, including vegetation removal and pruning, will not be conducted during the nesting season (February through August).	Permittee (Project Biologist)	Review of Pre-Construction Survey Results And Field Verification	1. LACDRP, CDFG 2. LACDRP, CDFG 3. Prior to and during Grading and Construction activity	

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.5-5	Construction personnel shall be instructed on the sensitivity of the area. The Permittee or qualified biologist will record the results of the recommended protective measures described in order to document compliance.	Permittee (Project Biologist)	Review of Instructional Material on Protection Measures	1. LACDRP 2. LACDRP 3. Prior to and during Grading and Construction activity	
4.5-6	A revegetation and maintenance plan shall be developed prior to the issuance of a grading permit by a qualified habitat restoration specialist acceptable to the Director of Planning, to be retained by the Permittee. The plan would describe the specific actions, tasks, and methodologies to address the revegetation, enhancement, and maintenance of revegetated or restored habitat areas. The plan would specify, at a minimum, the following: (1) the location of revegetation and enhancement areas; (2) the quantity and species of plants to be planted as well as those to be removed; (3) planting procedures, including the use of soil preparation and irrigation; (4) a schedule and action plan to maintain and monitor the plantings for a minimum five-year period; and (5) a list of criteria (e.g., growth, native plant cover, survivorship) by which to measure success of the plantings, as well as contingency measures if the plantings are not successful. This plan shall be approved by the County LA County Department of Regional Planning, National Park Service, and other appropriate resource agencies. At a minimum, the plan will provide for the following replacement ratios and monitoring requirements:	Permittee (Project Biologist)	Review and Approve Revegetation and Maintenance Plan	1. LACDRP, National Park Service, CDFG 2. LACDRP, National Park Service, CDFG 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	Status
4.5-6 (cont'd) • The direct loss of needle-grass grassland community shall be replaced at a 2:1 ratio by re-vegetating land that currently supports California annual grassland vegetation. The mitigation area will be located on site or at an alternative site approved by the CDFG and the Los Angeles County Department of Regional Planning. Because of the disturbed nature of the on-site California annual grassland community and because it does not support Rare, Threatened, or Endangered species, the replacement of portions of this non-native grassland community with a native grassland community will not result in additional significant impacts. • The direct loss of purple sage-California sagebrush vegetation shall be replaced at a 1:1 ratio by enhancing remaining on-site disturbed or degraded vegetation. • CDFG, the County of Los Angeles Department of Regional Planning, and the selected biological monitor shall approve a monitoring plan. At a minimum, the plan shall include quarterly monitoring by a qualified biologist for the first three years, and on an annual basis for two following years. During each monitoring visit, hand removal of non-native vegetation will be conducted. Approved success criteria shall be based on an overall percentage of vegetation cover and percentage of non-native plant species consistent with on-site high-quality purple sage-California sagebrush habitat.				

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.5-7 The following measures will be required in order to comply with local, state, and federal regulations regarding impacts to ACOE, CDFG, NRCS, and RWQCB jurisdictional areas: (a) If determined practicable following review of the project plans by the Los Angeles County Fire Department, fuel modification zones shall not be closer than 75 feet to existing jurisdictional drainages. (b) Permitting as required by ACOE and RWQCB shall be executed pursuant to Section 404 of the federal Clean Water Act, for all impacts to "waters of the U.S." All conditions of the permits and certifications from these agencies that are designed to minimize impacts to biological resources and all measures to mitigate for the loss of jurisdictional habitats shall be implemented. Prior to permitting, representatives of the ACOE must conduct a field verification, and subsequent certification, of the biological conditions, functions, (i.e., intermittent or ephemeral water flow) and extent of jurisdictional resources on the site. (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 and all measures to mitigate for the loss of jurisdictional habitats shall be implemented.	Permittee	Review and Approve Fire/Vegetation Management Plan And Review ACOE and CDGF Permits And Field Verification	1. ACOE, CDFG, RWQCB 2. LACDRP 3. Prior to Issuance of Grading Permits	
4.5-8 In order to protect the native plant communities that are located within the natural open space areas of the site, the plants listed in Table 4.5-5 in the Draft EIR will not be planted. In addition, the landscaped areas and the fuel modification zone shall utilize locally indigenous plants to the greatest extent feasible. The landscaping plans for the project shall be reviewed by a qualified botanist and LA County Department of Regional Planning for approval prior to grading permit who shall recommend appropriate provisions to prevent other invasive plant species from colonizing remaining natural areas.	Permittee (Project Biologist)	Review Landscaping Plans	1. LACDRP 2. LACDRP 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	Status
4.5-9	The Permittee will obtain a County-approved biological monitor to coordinate and periodically monitor construction activity to ensure that incidental construction impacts on biological resources are avoided or minimized. The monitor will be given authorization to stop specific construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. Responsibilities of the monitor include: • Review/stake the construction limits in the field with the contractor and the County inspector in accordance with the final approved grading plan. The limits shall clearly delineate the location of Catalina mariposa lilies, California black walnuts, Valley oak tree, jurisdictional drainages, and the preserved natural open space areas on site.	Permittee	Field Verification	1. LACDRP 2. LACDRP 3. Prior to and during Grading and Construction activity	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.5-9 (cont'd) • Prepare an instruction sheet for all equipment operators who will work on the site. The instruction sheet shall include information that will be stated in the CDFG Streambed Alteration Agreement, including, but not limited to, nesting bird information, protection of the preserved jurisdictional areas from litter, contaminants, and debris. Each operator will be required to sign an acknowledgment that they are aware of these conditions and that their violation of such conditions may result in their termination of work on the site and financial responsibility for correction of damage. • The biological inspector shall conduct meetings with the contractor and other key construction personnel to describe the importance of restricting work to within the grading limit and outside of the preserved areas and to emphasize the sensitivity of nesting birds. The inspector should also discuss staging/storage areas for construction equipment and materials. The biological inspector shall investigate all on-site storage areas to minimize impacts to biological resources. Construction access, parking, storage of equipment and materials shall not occur within 25 feet of the dripline of any California black walnut or Valley oak trees.				
4.5-10 The construction contractor will ensure that temporary chain-link fencing is installed at the limit of grading near sensitive resources identified by the biological monitor. The fencing will remain in place until grading and excavation work is complete, and will be removed under the direction of the biological inspector. Prior to fence installation, the fencing contractor will be instructed to avoid driving on or immediately adjacent to sensitive biological resources, including remaining trees, remaining jurisdictional resources, and remaining natural habitats.	Permittee and Construction Contractor	Field Verification	1. LACDRP 2. LACDRP 3. Prior to and during Grading and Construction activity	

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase Status
4.5-11	Where necessary, erosion control measures shall be constructed on the slopes below grading areas to prevent erosion and deposition of materials into areas with remaining California black walnut or Valley oak trees during grading and construction activities. These erosion control measures will also prevent silts from entering drainages.	Permittee and Construction Contractor	Review of Stormwater Pollution Prevention Plan	1. LACDPW 2. LACDPW 3. Prior to and during Grading and Construction Activity
4.6	**GEOTECHNICAL HAZARDS**			
4.6-1	The project design and construction shall incorporate and implement all of the recommendations in the Gorian geotechnical investigation dated May 1999, and all geotechnical recommendations developed as part of more detailed project design.	Permittee (Geotechnical Engineer, Engineering Geologist)	Grading Plan Check and Field Verification	1. LACDPW, Geology/ Soils Section, and Building and Safety 2. LACDPW, Geology/ Soils Section 3. Prior to Approval of Final Grading Plans
4.6-2	All aspects of grading, including site preparation, grading, and fill placement, shall be per the County of Los Angeles Building Code.	Permittee (Geotechnical Engineer)	Grading Plan Check and Field Verification	1. LACDPW, Geology/ Soils Section 2. LACDPW, Geology/ Soils Section 3. Prior to Approval of Grading Permits and Verify During Grading
4.6-3	Cut slopes may be constructed at a maximum gradient of 2:1. All cut slopes or backcuts for retaining walls must be observed by the project geotechnical consultant to verify absence of adverse geologic conditions. Where topsoil is present at the top of a cut slope, the top of the slope shall be "laid back" or rounded.	Permittee (Geotechnical Engineer)	Grading Plan check and Field Verification	1. LACDPW, Geology/ Soils, Building and Safety Division 2. LACDPW, Geology/ Soils, Building and Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.6-4	Fill slopes may be constructed at a maximum gradient of 2:1. Fill slopes shall be keyed and benched into firm in-place soil or bedrock. Fill slope keyways shall be a minimum of 15 feet wide and cut to a minimum depth of 2 feet at the toe into competent in-place materials. The keyway shall be tilted into the slope and shall be at least 3 feet deep at the heel (measured from below the slope toe elevation). The keyway shall be observed by the project geotechnical consultant prior to placing any fill.	Permittee (Geotechnical Engineer)	Grading Plan Check and Field Verification	1. LACDPW, Geology/ Soils, Building and Safety Division 2. LACDPW, Geology/ Soils, Building and Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	
4.6-5	All slopes will require maintenance to reduce the risk of erosion and degradation with time due to natural or man-made conditions. Future performance of the slopes will depend on the control of the burrowing animals and maintenance of the brow ditches, drainage structures, and the slope vegetation as discussed below.	Permittee (Landscape Contractor)	Field Verification	1. LACDPW, Geology/ Soils, Building and Safety Division 2. LACDPW, Geology/ Soils, Building and Safety Division 3. During life of project	
4.6-6	All graded or exposed natural slopes shall be maintained with dense, deep rooting (minimum 2 feet deep), drought resistant ground cover and shrubs or trees. A reliable irrigation system shall be installed on the slopes where necessary, adjusted so over watering does not occur, and periodically checked for leakage. Care shall be taken to maintain a uniform, near optimum moisture content in the slopes, and to avoid over drying, or excess irrigation. Excess watering of slopes shall be avoided to reduce the risk of erosion and surficial failures. Slopes shall not be watered before forecasted rain.	Permittee (Landscape Contractor)	Field Verification	1. LACDPW, Geology/ Soils, Building and Safety Division 2. LACDPW, Geology/ Soils, Building and Safety Division 3. During life of project	
4.6-7	All drainage structures shall be kept in good condition and clean the entire length to the outlet. Final grading of the site shall provide positive drainage away from slopes, and water shall not be allowed to pond or gather in a slope area. Burrowing animals, particularly ground squirrels, can destroy slopes; therefore, where present, immediate measures shall be taken to evict them.	Permittee (Geotechnical Engineer)	Grading Plan check and Field Verification	1. LACDPW, Geology/ Soils, Building and Safety Division 2. LACDPW, Geology/ Soils, Building and Safety Division 3. During life of project	

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.6-8	On-site materials obtained from excavations may be used as fill soils. Fill soils shall be free of all deleterious materials including trash, debris, organic matter, and rocks larger than 6 inches. Fill soils shall be placed in thin uniform lifts not exceeding 10 inches of un-compacted thickness, brought to 2% over the optimum moisture content, and compacted to a minimum of 90% relative compaction. The need for import fill is not anticipated. However, if needed, sources of import fill shall be approved by the project geotechnical consultant prior to transport of materials to the site.	Permittee (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/ Soils, Building and Safety Division 2. LACDPW, Geology/ Soils, Building and Safety Division 3. Prior to and During Grading and Construction Activity	
4.6-9	Remedial grading in the form of removals and re-compaction is recommended to prepare all building pad areas and those locations where cut slopes are required near a landslide. Within areas of settlement sensitive structures and 5 feet beyond, removal operations must remove any highly compressible upper native soils. Where fill thickness varies significantly or a transition condition exists under a structure, additional removals as recommended in the Gorian geotechnical investigation shall be performed to reduce the potential for differential movement.	Permittee (Geotechnical Engineer)	Grading Plan check and Field Verification	1. LACDPW, Geology/ Soils, Building and Safety Division 2. LACDPW, Geology/ Soils, Building and Safety Division 3. Prior to and During Grading and Construction Activity	
4.6-10	Structures built as part of the project shall be designed in accordance with the seismic design factors in the latest version of the Uniform Building Code.	Permittee and Construction Contractor	Building Plan Check and Field Verification	1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. Prior to issuance of Building Permits	
4.6-11	Expansion tests shall be performed at the finish grade materials at the conclusion of grading for each building pad area.	Permittee and Construction Contractor	Grading Plan check and Field Verification	1. LACDPW, Geology/ Soils, Building and Safety Division 2. LACDPW, Geology/ Soils, Building and Safety Division 3. Prior to Issuance of Grading Permits and Verify During Grading	

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.6-12	Positive drainage shall be consistently provided and maintained away from all structures. Drainage shall not be changed creating an adverse drainage condition.	Permittee and Construction Contractor	Building Plan Check and Field Verification	1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. During life of project	
4.6-13	Landscape watering shall be held to a minimum. Sprinkler systems shall be maintained and plumbing leaks shall be immediately repaired so the subgrade soils underlying or adjacent to the structures do not become saturated. Trees shall be spaced so that roots will not extend under foundations or slabs.	Permittee and Construction Contractor	Building Plan Check and Field Verification	1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. During life of project	
4.6-14	Water shall not be allowed to pond or accumulate around the pool decking allowing water migration into the subgrade. All pool hardware fittings shall be adequately water tight, and caulking shall be maintained between hardscape joints, and the interfaces between the hardscape and the adjoining house.	Permittee and Construction Contractor	Building Plan Check and Field Verification	1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. During life of project	
4.6-15	Information regarding the care and maintenance of improvements located on expansive soils shall be passed on to future owners of the property.	Permittee		1. LACDPW, Building and Safety Division 2. LACDPW, Building and Safety Division 3. During life of project	
4.7	FIRE SERVICES AND HAZARDS				
4.7-1	Concurrent with the issuance of building permits, the Permittee shall pay the Los Angeles County Fire Department Developer Fee in effect at that time based on actual building area.	Permittee	Submit Receipt to LA County DRP Verifying Fee Payment	1. LACDRP, LA County Fire Department 2. LACDRP, 3. Prior to Issuance of Building Permits	
4.7-2	The site plan for the proposed project shall provide sufficient capacity for fire flows of 5,000 gallons per minute at 20 pounds per square inch residual pressure for a five-hour duration for educational units and uses with a floor plan in excess of 35,000 square feet, or such other fire flow required by the County fire department.	Permittee	Verification of Required Fire Flows	1. LA County Fire Department, LACDPW 2. LACDPW 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	Status
4.7-3	Prior to framing, access, hydrants, and water supply shall be provided to comply with Section 902 of the Fire Code, which requires all weather access.	Permittee	Field Verification	1. LA County Fire Department, LACDPW 2. LA County Fire Department, LACDPW 3. Prior to Issuance of Building Permits	
4.7-4	Vehicular access must be provided and maintained serviceable to all required fire hydrants throughout construction.	Permittee	Field Verification	1. LA County Fire Department, LACDPW 2. LA County Fire Department, LACDPW 3. Prior to Issuance of Building Permits	
4.7-5	Prior to issuance of Certificate of Occupancy, the development shall comply with County Building and Safety Code and Fire Code requirements associated with the provision of adequate site vehicular access (County Fire Code 10.207), and fire prevention and suppression.	Permittee	Receipts of Wildfire Fuel Modification Plan and Field Verification	1. LA County Fire Department, LACDPW 2. LA County Fire Department, LACDPW 3. Prior to Issuance of Certificate of Occupancy	
4.7-6	Prior to Issuance of Building Permits, the project shall satisfy all conditions of approval for vehicular and fire department access.	Permittee	Field Verification	1. LA County Fire Department, LACDPW 2. LA County Fire Department, LACDPW 3. Prior to Issuance of Building Permits	

	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.7-7	The Permittee shall install Fire Department approved street signs and building numbers prior to issuance of Certificate of Occupancy.	Permittee	Field Verification	1. LA County Fire Department, LACDPW 2. LA County Fire Department, LACDPW 3. Prior to Issuance of Certificate of Occupancy	
4.7-8	The Fire/Vegetation Management Plan prepared for the project shall be reviewed and approved by the Los Angeles County Fire Department Prior to Issuance of Building Permits.	Permittee	Review and Approval of Fire/Vegetation Management Plan	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Building Permits	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.8 AIR QUALITY				
4.8-1 Develop and implement a construction management plan, as approved by the County, which includes the following measures recommended by the South Coast Air Quality Management District (SCAQMD), or equivalently effective measures approved by the SCAQMD: a. Configure construction parking to minimize traffic interference. b. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person). c. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable. d. Re-route construction trucks away from congested streets. e. Consolidate truck deliveries when possible. f. Provide dedicated turn lanes for movement of construction trucks and equipment on and off site. g. Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions. h. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts. i. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators.	Permittee	Development and Implementation of construction management plan; Field verification by LACDPW during construction stage	1. LACDPW 2. LACDPW (with copy of plan submitted to DRP) 3. Plan to be development prior to issuance of Grading Permit; Field verification during Grading and Construction	

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.8-1 (cont'd) j. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.				
k. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.				
4.8-2 Develop and implement a dust control plan, as approved by the County, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:	Permittee and Construction Contractor	Review and Approval of Fugitive Dust Control Plan and Field Inspection	1. AQMD 2. AQMD 3. Prior to Issuance of Grading Permit	
a. Apply approved non-toxic chemical soil stabilizers according to manufacturers' specification or other measures agreed to by the City to all inactive construction areas (previously graded areas inactive for four days or more).				
b. Replace ground cover in disturbed areas as quickly as possible.				
c. Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturers' specifications.				
d. Water active grading sites at least twice daily.				
e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.				
f. Provide temporary wind fencing consisting of 3- to 5-foot barriers with 50% or less porosity along the perimeter of sites that have been cleared or are being graded, if necessary.				

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.8-2 (cont'd) g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.				
h. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available).				
i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.				
j. Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces.				
k. Enforce traffic speed limits of 15 miles per hour or less on all unpaved roads.				
l. Pave construction roads when the specific roadway path would be utilized for 120 days or more.				
4.8-3 Painting contractors shall utilize low ROC content paints and solvents. The following SCAQMD website lists manufacturers who supply interior and exterior low or zero ROC paints: http://www.aqmd.Gov/business/ brochures/zerovoc.htm.	Permittee		1. AQMD 2. AQMD 3. Prior to Issuance of Building Permits	
4.9 HYDROLOGY AND WATER QUALITY				
4.9-1 Final drainage plans shall be prepared to ensure that no significant flooding would occur during or after site development. These plans shall be prepared to the satisfaction of the City of the Los Angeles County Department of Public Works.	Permittee	Approval of Drainage Plans and Field Verification	1. LACDPW 2. LACDPW 3. Prior to Issuance of Grading Permit	
4.9-2 Final grading plans shall be prepared to ensure that no significant erosion or sedimentation would occur during or after site development. These plans shall be prepared to the satisfaction of the Los Angeles County Department of Public Works.	Permittee	Review and Approval of Final Grading Plans and Field Verification	1. LACDPW 2. LACDPW 3. Prior to Issuance of Grading Permit	

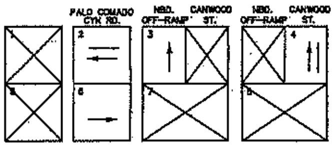
	Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase	Status
4.9-3	The Permittee shall satisfy all applicable requirements of the NPDES program in effect at the time of project construction to the satisfaction of the Los Angeles County Department of Public Works. These requirements include preparation of a Standard Urban Storm Water Mitigation Plan containing structural treatment and source control measures appropriate and applicable to the project.	Permittee	Review and Approval of Standard Urban Storm Water Mitigation Plan and Field Verification	1. LACDPW 2. LACDPW 3. Prior to Issuance of Grading Permit and During Life of Project	

EXHIBIT C

PRE-APPROVED PLAN FOR CHESEBRO SIGNAL PROJECT

POLE SCHEDULE																
NO.	TYPE	SIG. M.A.	LUM. M.A.	LUMINAIRE HPSV	VEH. SIG. MTG. MAST ARM	VEH. SIG. MTG. POLE	PED. SIGNAL MTG.	PPB #	PPB QUAD.	PPB ARROW	REFLECTORIZED S.N.S.	POLE LOCATION E	POLE LOCATION B	POLE LOCATION C	REMARKS
Ⓐ	1A	–	–	–	–	TV-1-T	–	2	E	RT	–	–	15'	2.5'	
Ⓑ	19-3-100	25'	8'	200W	MAS	SV-1-T	–	–	–	–	Palo Comado Cyn Rd	See	Plan	2.5'	
Ⓒ	19-3-100	25'	8'	200W	MAS	SV-3-T	SP-1-T	2	W	RT	Canwood St.	See	Plan	2.5'	
Ⓓ	1A	–	–	–	–	TV-3-T	SP-1-T	4	S	RT	–	–	–	2.5'	
Ⓔ	15	–	8'	200W	MAS	SV-1-T	–	4	S	LT	Canwood St	5'	–	2.5'	Mount S.N.S. on Pole @ 18'
Ⓕ	19-3-100	25'	8'	200W	MAS	SV-2-T	–	–	–	–	–	–	0'	2.5'	
Ⓖ	1A	–	–	–	–	TV-2-T	–	–	–	–	–	–	–	2.5'	

ALL EQUIPMENT IS NEW



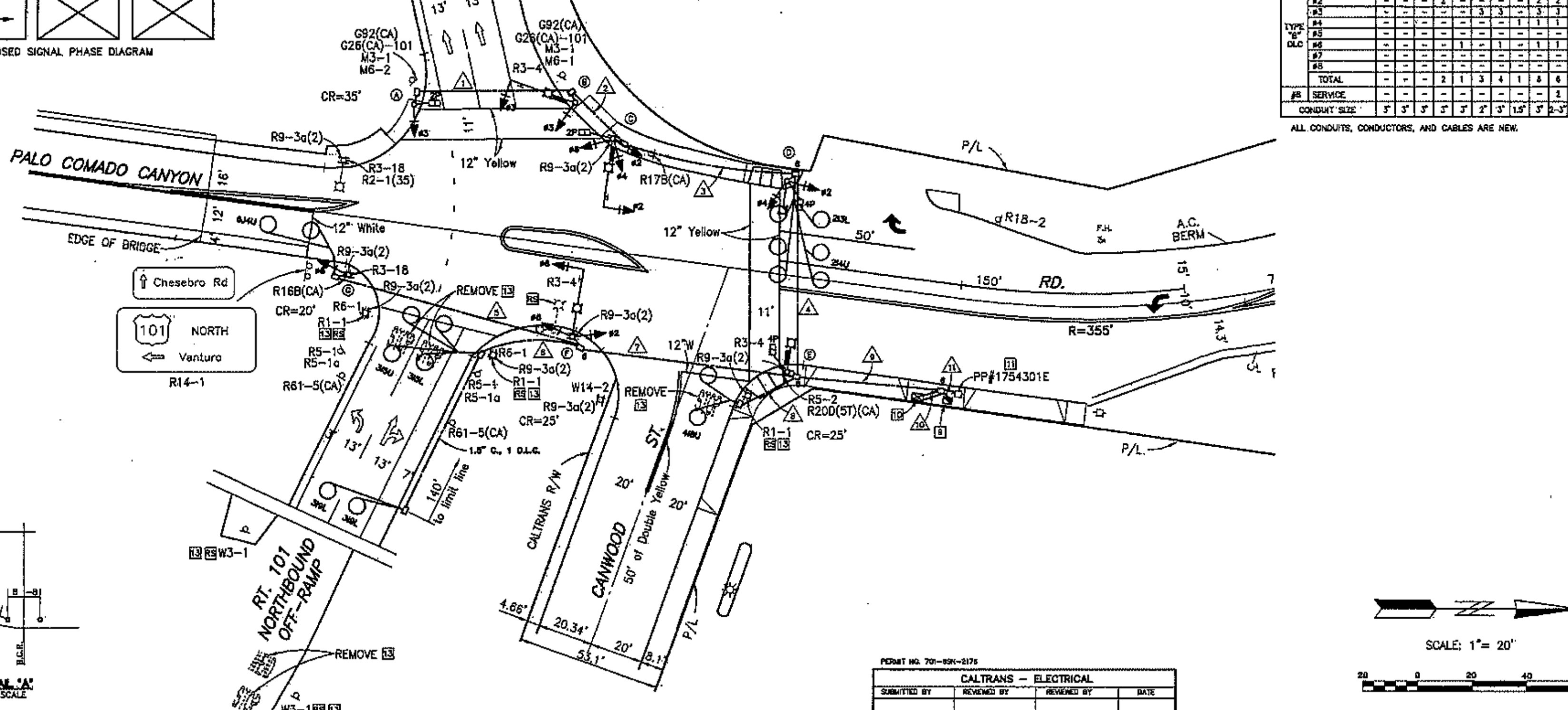
PROPOSED SIGNAL PHASE DIAGRAM

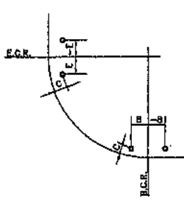
NOTES

1. Traffic signal and highway safety lighting systems shall be installed per Caltrans Standard Specifications, dated May 2006, and Standard Plans, dated May 2006, or as shown hereon.
2. Traffic signs, stripes and legends per Caltrans Traffic Sign Specifications, Traffic Manual, Standard Plans, and Standard Specifications. Reflectorize all signs, stripes and legends.
3. Locate all substructures prior to construction. Phone Underground Service Alert of Southern California, at (800) 422-4133, 2 working days prior to construction.
4. All materials and equipment shall be furnished and installed by the Contractor.
5. All wiring shall be marked (tagged) within the controller cabinet for phase identification.
6. All signal equipment shall be wired in accordance with the signal phase diagram.
7. Loop detectors shall be round (6' diameter) with 9' spacing between adjacent loops in the same lane except as noted. Center loops in the traveled portion of the lane and extend limit line loops 3' into crosswalk or limit line except as noted.
8. All vehicle indications shall be 12" metal and have visors and backplates.
9. Install 120/240V Type III-BF service cabinet with a 100-amp main circuit breaker with one 120V-1p-50-amp circuit breaker for traffic signal (metered), one 120V-1p-30amp circuit breaker for safety lighting (unmetered) and one 120V-1p-15-amp for sign lighting (unmetered).
10. Install on a new foundation, a Model 170 controller in Model 332 cabinet with auxiliary equipment required to provide a complete functioning controller.
11. Contractor to install a galvanized rigid steel 3" conduit to service location. SCE to install 3 #6 conductors from service location to service cabinet. For electrical service, call Southern California Edison Co. service planner, Jose Curiel at (805) 494-7066, 15 working days prior to starting work on SCE service.
12. All work site traffic control and all temporary traffic lane closures shall be done in conformance with the Manual of Uniform Traffic Control Devices (MUTCD), 2003 Edition, and the California Supplement to the MUTCD, dated May 2004.
13. Stop signs and markings shall be removed at time of traffic signal turn on.

CONDUCTOR SCHEDULE														
AWG	CIRCUIT	RUN NO. 1	2	3	4	5	6	7	8	9	10	11	12	13
#14	#1	–	–	–	–	–	–	–	–	–	–	–		
	#2	–	–	3	3	–	–	3	–	3	3	–		
	#3	3	3	3	3	–	–	–	–	3	3	–		
	#4	–	–	3	3	–	–	–	–	3	3	–		
	#5	–	–	–	–	–	–	–	–	–	–	–		
	#6	–	–	3	3	3	–	3	–	3	3	–		
	#7	–	–	–	–	–	–	–	–	–	–	–		
	#8	–	–	–	–	–	–	–	–	–	–	–		
	#2P	2	2	2	2	–	–	–	–	2	2	–		
	#4P	–	–	–	2	–	–	–	–	2	2	–		
	#6P	–	–	–	–	–	–	–	–	–	–	–		
	#8P	–	–	–	–	–	–	–	–	–	–	–		
	#2PPB	1	1	1	1	–	–	–	–	1	1	–		
	#4PPB	–	–	–	1	–	–	–	–	1	1	–		
	#6PPB	–	–	–	–	–	–	–	–	–	–	–		
	#8PPB	–	–	–	–	–	–	–	–	–	–	–		
	PPB COMMON	1	1	1	1	–	–	–	–	1	1	–		
	SPARES	3	3	3	3	3	–	3	–	3	3	–		
	TOTAL	10	10	19	22	6	–	9	–	22	22	–		
#10	SIG. COMMON	1	1	1	1	1	–	1	–	1	1	–		
#8	LUMINAIRE	–	2	2	2	–	–	2	–	2	–	2		
TYPE "B" DLC	#1	–	–	–	–	–	–	–	–	–	–	–		
	#2	–	–	–	2	–	–	–	–	2	2	–		
	#3	–	–	–	–	–	3	3	–	3	3	–		
	#4	–	–	–	–	–	–	–	1	1	1	–		
	#5	–	–	–	–	–	–	–	–	–	–	–		
	#6	–	–	–	–	1	–	1	–	1	1	–		
	#7	–	–	–	–	–	–	–	–	–	–	–		
	#8	–	–	–	–	–	–	–	–	–	–	–		
	TOTAL	–	–	–	2	1	3	4	1	8	6	–		
#6	SERVICE	–	–	–	–	–	–	–	–	–	2	2		
CONDUIT SIZE		3"	3"	3"	3"	3"	2"	3"	1.5"	3"	2-3"	2"		

ALL CONDUITS, CONDUCTORS, AND CABLES ARE NEW.





DETAIL "A"
NO SCALE

SCALE: 1"= 20'

20 0 20 40 50

PERMIT NO. 701-89N-2175

CALTRANS – ELECTRICAL			
SUBMITTED BY	REVIEWED BY	REVIEWED BY	DATE

REVISIONS			
MARK	DATE	BY	APPROVED/RCE NO.

DESIGNED BY
DATE
DRAWN BY
DATE
CHECKED BY
DATE

CITY OF AGOURA HILLS
DEPARTMENT OF PUBLIC WORKS

APPROVED ______ CITY ENGINEER ______ C.E. NO. ______ DATE

BENCH MARK NO. ______ ELEV.
DATE ADJ. ______ QUAD.
LOCATION

PLANS PREPARED BY:
CRAIN & ASSOCIATES
2007 Sawtelle Boulevard
Los Angeles, California 90025
(310) 473-6508
Transportation Planning · Traffic Engineering
DANIEL W. BARNETT ______ R.C.E. 28216 ______ DATE

TRAFFIC SIGNAL PLAN
PALO COMADO CANYON ROAD
AT CANWOOD ST. - VENTURA FWY. NBD. RAMPS

SHEET OF
PERMIT NO.
DWG. NO.
SET SHEET OF

:FN HESCHEL\SIG-PALO CAMADO AND RT101 - with City Input - 11-5-07