



City of Hidden Hills

6165 Spring Valley Road • Hidden Hills, California 91302
(818) 888-9281 • Fax (818) 719-0083

MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Dirk Lovett, City Engineer

DATE: October 22, 2018

SUBJECT:

1. A FINAL ENVIRONMENTAL IMPACT REPORT FOR PROPOSED VESTING TENTATIVE MAP 63567, INCLUDING A GENERAL PLAN AMENDMENT, PRE-ZONING, AND CITY ANNEXATION OF APPROXIMATELY 7.8 ACRES OF PROPERTY FROM THE COUNTY OF LOS ANGELES; AND
2. A GENERAL PLAN AMENDMENT AND PRE-ZONING OF APPROXIMATELY 7.8 ACRES OF PROPERTY PROPOSED TO BE ANNEXED; AND
3. AN APPLICATION FOR VESTING TENTATIVE MAP 63567, INCLUDING 7.8 ACRES PROPOSED TO BE ANNEXED TO THE CITY; AND
4. AN APPLICATION FOR A RIDGELINE DEVELOPMENT PERMIT.

INTRODUCTION

The Developer, Ashley Construction, is requesting approval of Vesting Tentative Map 63567 ("VTM"). The proposed project would subdivide approximately seventeen (17) acres into seven (7) residential lots and one (1) lot for the proposed road extension off of Bridle Trail Road (currently referred to as "A" Court). The project would result in the net increase of three (3) residential lots within the City of Hidden Hills.

The proposed project involves a series of actions that would allow for the development of 7 single-family residences. The project site is located approximately 1/3 mile north of the Ventura Freeway (U.S. Highway 101) and 1/10 mile south of Long Valley Road. The project involves reconfiguration of 5 existing parcels into 7 new parcels. Of the 5 existing parcels, 4 are currently within the City of Hidden Hills, and have a General Plan Land Use designation of RA-1 and zoning designation of RA-S (Residential Agricultural Suburban). The other parcel, totaling about 7.8 acres, is currently within unincorporated Los Angeles County and will require annexation to the City of Hidden Hills. The 7.8 acres are surrounded by the City on three sides

and are currently within the City's Sphere of Influence (see Exhibit 1 for existing and proposed lots and grading within the subject property). The project application includes the following:

- A Vesting Tentative Map (conceptual development plan.)
- City Annexation of 7.8 acres from the County of Los Angeles.
- A General Plan Map Amendment to establish the City's Residential Agriculture, 1-acre minimum (RA-1) land use designation for the site.
- Pre-zoning of the 7.8-acre parcel, proposed for annexation into the City of Hidden Hills, to Residential Agriculture Suburban (RA-S).
- Application for a Ridgeline Development Permit.

The proposed project is contingent on approval of the annexation by the County of Los Angeles Local Agency Formation Commission ("LAFCO"). LAFCO is a governmental agency that oversees changes to local government boundaries involving the formation and expansion of cities and special districts. The pre-zoning zoning discussed above would automatically become effective if the annexation of the 7.8 acres is approved by LAFCO

Per the applicant, the proposed homes would be custom-built, single-family, detached residences. Buildings would be limited to two-story units not exceeding 30 feet in height. The applicant approximates homes to be around 8,000 square feet.

Local access for the project would be taken off of Bridle Trail Road and Lasher Road, private two-lane rural collectors. A new road is proposed (currently called "A" Court on the VTM) to serve 4 of the new lots. "A" Court will intersect the southeasterly end of Bridle Trail Road and will extend northeasterly into the project site.

In reviewing the application it was determined that an Environmental Impact Report is required for this project. A Draft Environmental Impact Report ("DEIR") was prepared by Rincon Consultants, Inc., under contract to the City, and circulated in accordance with the California Environmental Quality Act. The City hosted a DEIR scoping meeting on April 20, 2017 to introduce the project and solicit input on the DEIR from residents and interested parties. The DEIR was subsequently circulated and made available during the mandatory 45-day review period. Several comments were received. The most comments and questions were related to ridgeline and hillside grading, and noise. The City's environmental consultant, Rincon Consultants, has prepared responses to those comments and these responses have been incorporated in the Final Environmental Impact Report ("FEIR"). The FEIR, consisting of the DEIR, technical studies and appendices, comments, and responses, has been submitted previously to the Council. The City has complied with all legal requirements regarding public input to the Environmental Impact Report.

A public hearing has been scheduled for the October 22, 2018 City Council meeting to consider the FEIR, the ridgeline development permit application, the General Plan amendments, pre-zoning of the property proposed to be annexed, and the application for the VTM. A notice of

the public hearing (Exhibit 2) was posted and mailed to the owners of all properties within 500 feet of the project site (per Municipal Code requirements). In addition to sending the notice of the public hearing to all properties within 500 feet of the project site, the Public Hearing Notices were sent to all residents in the City. The Public Hearing Notice was also posted on the City's website, sent out by City email to the 538 subscribers, and sent to all persons or agencies that submitted written comments on the project and DEIR. An article of the proposed project was also published in the October City Newsletter.

BACKGROUND AND ANALYSIS

A previous application for this site was submitted to the City of Hidden Hills in April 2006. That application proposed eight (8) residential lots on eighteen (18) acres. This project proposed lots ranging in size from 1.06-3.92 acres, building pads ranging from 28,750-56,192 square feet, and cutting the highest ridge down 55'. The application was denied by the City Council in August 2011 as it was determined to be inconsistent with the General Plan, as the proposed density did not maintain natural landforms (see Resolution No. 839 attached as Exhibit 3).

PROJECT DESIGN AND CONSTRUCTION

The current application is for approval of Vesting Tentative Map 63567 for the subdivision of seventeen (17) acres into seven (7) residential lots. A vesting tentative map will confer a vested right on the developer to develop the property in accordance with the ordinances, policies and standards of the City in effect at the time that the vesting map application became complete. Developing this site would require the construction of necessary private and public improvements including: site grading, roads, storm drains, water mains, sewers, trails and utilities.

Standard site-specific design elements are mentioned as follows:

Street

The HHMC requires 58' rights-of-way for cul-de-sacs. The new road (currently called "A" Court on the VTM) right-of-way will be 58' wide and be designed by all other City standards, including parkways.

Grading

The project will require the grading of approximately 167,000 cubic yards (not including remedial work to repair the landslide described below) over the majority of the site for building pads and the street. The VTM indicates that grading will be generally balanced on site, and that little, if any, earth will be imported or exported. Many of the existing prominent topographic features present on the site such as hilltops, valleys and swales will be cut and/or filled. The deepest cut would be at the existing highest peak/ridge where proposed lots 3,4,5, and 6 meet.

At this point the peak/ridge would be lowered approximately 50'. The highest fill would be on lot 6, where the grade will be raised approximately 39' (31' lower than the existing highest peak/ridge).

Landslide

One element of the grading operation is to repair an on-site landslide. The northeasterly slopes, toward Lasher and Long Valley Roads, have been reported to have a shallow (10'-20') deep, creeping landslide. In the past this has resulted in maintenance needs due to soil erosion and deposition in Lasher Road. While there is no evidence of immediate movement, the applicant's consultant has opined that a prolonged rain event and seismic activity could reactivate the landslide. Conventional repair of this type of landslide requires the removal of unstable soil, benching (cutting steps) into the underlying competent material, and replacing and compacting the unstable soil under the supervision of a Geotechnical Engineer. The Compaction process usually results in shrinkage (shortfall) of the amount of soil necessary to restore the slope. For this reason the applicant proposes borrowing soil from onsite locations, rather than importing soil from offsite sources. The applicant's engineer estimates the amount of soil to be borrowed due to shrinkage is approximately 100,000 yards (roughly 10,000 truck loads). The applicant proposes taking soil from the ridgeline, rather than importing, to account for soil shrinkage while repairing the landslide.

Lots

Lot areas would range in size from 1.3 acres to 4.3 acres (average of 2.3) with building pad areas ranging from 20,276 square feet to 38,914 square feet. Front yard setbacks on the lots would be at least 50 feet from the road easement lines. The City's Municipal Code contains design standards with respect to lots. Section 5-3G-3:A provides that "Lots, in all cases, shall have a minimum area of one acre (43,560 square feet) and shall have not less than 20,000 square feet of area having not more than 25 percent natural grade in any direction prior to the commencement of any grading on the site." In this case, proposed Lots 2,3,4, and 6 do not meet the requirements of Section 5-3G-3:A of the HHMC as these lots have less than 20,000 square feet of ungraded area that does not exceed an existing (natural) grade of 25%. In such case, the municipal code requires that "the lot shall be enlarged sufficiently to meet such requirements but need not be made larger than two acres." In other words, to preserve more of the natural terrain, the Municipal Code specifies that subdivisions on hillsides should be less dense, having larger lots (up to 2 acres) instead of the standard requirement of 1 acre lots on flatter terrain. In order to approve this proposed lot configuration and not have the increased lot size, the City Council must find that, "by reason of circumstances peculiar to the proposed subdivision for the use proposed to be made of the property in the subdivision, the public peace, health, safety and welfare will be protected adequately by lots of lesser frontage or area than that specified" (5-3G-3 of the HHMC). The City Council will need to determine if this finding can be made due to the remote location and the steep topography of this property and whether other residents will be adversely impacted by the proposed lot configuration.

Trees

The project site also contains 33 trees, 18 of which are proposed for removal. 10 of the trees proposed for removal are oak. Presently, City tree permits are not required to remove oak trees on residential property (the Hidden Hills Community Association "HHCA" regulates trees on private property). However, because these trees and oak woodland areas qualify for protection under Senate Bill 1334 (requiring mitigation as deemed appropriate by the jurisdiction), staff would propose that the developer be conditioned to relocate and/or replace these trees at a ratio of 4:1. The HHCA has specified the size recommended for the replacement trees (see Hidden Hills Community Association comments below).

Drainage

Drainage from the proposed subdivision will be collected in a system of various drains, gutters, and pipes. Runoff towards Bridle Trail Road will be collected and treated in a bio retention infiltration trench prior to entering an existing County maintained 48" pipe that deposits into an existing wash (wetland area), east of Bridle Trail Road. Some surface runoff is proposed to run down Lasher Road to the Long Valley Drain. Runoff towards Lasher Road will be collected in on-site rain gardens, with overflow being conducted to the County maintained pipe in Lasher Road. Other site runoff will sheet flow off site or be deposited to approved locations. All storm drain design shall be per County of Los Angeles standards, where applicable. Any closed storm drain systems will be transferred to the County for ownership and maintenance, upon completion, or the developer shall implement a maintenance plan, acceptable to the City Engineer.

Wetlands

An established wetland area is located at the southern portion of the property to be annexed into the City of Hidden Hills. The proposed project avoids grading and development in the wetland area and a bridge is proposed to allow horse crossing. However, if trustee agencies such as the California Department of Fish and Game, US Fish and Wildlife Service, Army Corps of Engineers, or the Regional Water Quality Control Board determine that the project is within any of their jurisdictions, the applicant will be required to obtain any necessary permits or approvals, and comply with any of their requirements. At a minimum, and if approved, the applicant shall provide a streambed alteration agreement, or documentation from the California Department of Fish and Game that no streambed alteration agreement is required, prior to issuance of any grading permit.

Ridgeline

Many of the comments received on the project are related to the proposed lowering of the hill located between proposed Lots 3, 4, 5, and 6. The majority of this hill is located on property proposed for annexation into Hidden Hills from the County of Los Angeles. One of the goals of the City of Hidden Hills General Plan is "To protect the natural ridgeline and hillside areas...it is the goal that lot size be governed by the natural slopes." The City of Hidden Hills also has

adopted ridgeline development standards (Exhibit 4) that require a ridgeline development permit for any grading within 50 feet (horizontally or vertically) from a significant ridgeline.

It should also be noted that under the County provisions, this hill is designated as a significant ridgeline per the County of Los Angeles in its Santa Monica Mountains North Area Plan (NAP). As the City of Calabasas is handling, as part of its Craftsman Corner annexation, the annexation of this property into the City of Hidden Hills, Calabasas has had discussions with the County of Los Angeles with regard to their application with the Local Area Formation Commission. The County of Los Angeles has expressed its desire that any proposed development of this property remain consistent with the NAP.

In order to approve a Ridgeline Development Permit, the City Council must determine whether this proposed subdivision and grading is consistent with the City of Hidden Hills General Plan and must make the following required findings:

1. That the proposed development or grading is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping.
2. That the proposed development is designed and will be developed in a manner which is compatible with the existing neighborhood character in terms of scale of development in relation to surrounding residences and other structures.
3. That the proposed development maintains the maximum view of the applicable ridgeline through the use of design features for the project including minimized grading, reduced structural height, clustered structures, shape, materials and color that allow the structures to blend with the natural setting, and use of native landscaping for concealment of the project.
4. That the proposed development or grading is consistent with the General Plan and compatible with the surrounding uses.
5. That the proposed development or grading follows natural contours of the site to minimize grading.

It should be noted that repair of the landslide, by itself, would be exempt from a Ridgeline Development Permit.

Hidden Hills Community Association

The Hidden Hills Community Association (HHCA) has not formally reviewed or approved the proposed project. However, they have submitted an email to the City with informal comments (Exhibit 5) as follow:

1. Equestrian trails are not acceptable as shown. More clarification is needed.
2. Driveways are not acceptable on equestrian easements as shown.
3. More detail and clarification has been requested regarding drainage location, treatment and maintenance.

4. It is requested that heavy equipment access the site from Far West Farms/Pet Cemetery.
5. Construction hours should be limited to 8 a.m.–5 p.m. M-F with no work allowed on Saturdays or Sundays.
6. There should be 1-2 replacement 96' box trees per lot, and all other replacement trees should be minimum 36" boxes.
7. A 12'-14' D.G. parkway should be installed along Lasher Road, including in front of off-site properties 5351 Lasher Road and lot 4.
8. The new cul-de-sac should be lengthened to avoid "flag lot" driveways on lots 5 and 6, or a maintenance agreement should be recorded.
9. An 8-foot high non-climbable fence should be installed along all City borders.
10. Other clarification was requested regarding street name and necessary lot line adjustments.

With the exception of items 4 and 6, the applicant has stated that he will agree to these requests and comments. He stated that he will agree with tree replacements as proposed in the EIR Mitigation Monitoring and Reporting Program (replacement ratio of 4:1 with 24" boxes).

Construction Access

The applicant states "Access will be through City streets. However, all efforts will be made to minimize equipment entering and exiting. Most heavy equipment will only come in once, and go out once. Any heavy equipment will be scheduled to be delivered only after early morning rush hour and never when children are arriving or leaving school." The subdivision has direct access to Lasher Road and Bridle Trail Road. The Association, however, controls the access through such streets.

ENVIRONMENTAL IMPACT REPORT (EIR)

The FEIR evaluates the project and a range of alternatives, identifies potential environmental impacts associated with the project and alternatives, and provides suggested mitigation measures that would reduce the impacts. The mitigation measures proposed in the EIR are attached as Exhibit 6 (Mitigation Monitoring and Report Program). These will be included in the conditions of approval, should the project be approved.

The FEIR incorporates the DEIR, comments received on the DEIR, responses to these comments, and amendments/revisions to the text of the DEIR. Before the City Council can approve or conditionally approve Vesting Tentative Map 63567, the General Plan amendment, pre-zoning, or annexation, the City Council must certify the FEIR, along with the proposed Mitigation Monitoring and Reporting Program.

The City Council must make three determinations in connection with the FEIR:

1. The City Council must review the FEIR and make a determination that the document is either complete and fulfills the requirements of the California Environmental Quality Act or that additional information is required. If it is determined that the FEIR is adequate, the City Council should certify the EIR as complete. Staff has reviewed the FEIR and believes that it meets the requirements of CEQA and should be certified.

2. The City Council must determine whether impacts have been mitigated, to the extent feasible, through the adoption of mitigation measures and/or alternatives. As noted above, the City's consultant, Rincon Consultants, has performed a thorough evaluation of each potential impact area and recommended numerous mitigation measures to address potential environmental impacts. Staff believes that all impacts have been mitigated to the extent feasible for the proposed subdivision.

3. The City Council should consider whether any of the alternatives that would reduce environmental impacts are feasible and would meet the basic objectives of the project. An alternative is feasible, within the meaning of CEQA, if it is "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors." (CEQA Guidelines Section 15364). In other words, for those alternatives that would reduce significant environmental impacts, the City Council must consider whether they should be pursued because they would reduce environmental impacts, or whether, for economic, environmental, social or technological reasons, those alternatives are not appropriate to pursue.

The following alternatives were considered in the EIR:

1. No Project – No Build (no landslide repair and no new residences)
2. Build out Under Current Land Use Designations (no landslide repair and 4 new residences)
3. Ridgeline Avoidance (no landslide repair and 4-6 new residences)
4. Ridgeline Avoidance with Landslide Repair (landslide repair and 7 new residences)
5. Wetland Avoidance (landslide repair and 7 new residences)

The EIR consultant has deemed Alternative 4 the environmentally superior alternative. However this alternative would probably require the import of soil.

For any impact that cannot be fully mitigated to a less than significant level, and therefore is unavoidable, the City Council must determine whether the project should be approved despite that impact. If the City Council decides that the project should be approved, the City Council must adopt a "Statement of Overriding Considerations." A Statement of Overriding Considerations is a statement that sets forth the reason or reasons that the City Council believes that the benefits of the Project outweigh any unavoidable environmental impacts.

With regard to this project, there will be unavoidable significant environmental impacts to aesthetics because of the extensive grading of the ridge and hillsides. Mitigation measures to reduce the aesthetic impact include the use of certain grading techniques such as contour grading and rounding of toes and tops of slopes and use of varied slope ratios to create manufactured landforms that mimic the surrounding topography. In addition, it is recommended that all cut and fill slopes be improved with drainage and erosion control features and be hydro-seeded and landscaped following completion of grading operations. However, the aesthetic impact would remain significant. All other potentially significant impacts that have been identified in the FEIR can be avoided or substantially reduced to a level of insignificance through the mitigation measures identified in the FEIR.

Because the impacts to aesthetic resources and land uses associated with grading activity would be significant and unavoidable, the City Council will have to consider whether to deny the project as proposed, pursue an alternative that better mitigates the impacts, or adopt a Statement of Overriding Considerations if the City Council determines to approve the project.

CONSISTENCY WITH GENERAL PLAN

If the City Council adopts the FEIR and/or mitigation measures, the next step would be to determine that the project complies with the City's General Plan.

It is staff's opinion that the Project conforms to the land use designations of the General Plan and promotes, among others, the following General Plan policies and goals.

- Preserve the rural-equestrian character of the community.
- Continue the existing practice of privately owned and maintained streets within the residential zones of the City.
- Assure adequate construction of private streets.
- Encourage continued development of a communitywide equestrian system by the Community Association.
- All residents should have adequate access to domestic water supplies.
- Preserve and enhance the native as well as non-native plant life throughout the community (this can be accomplished by the required landscape plan).
- No manufactured slope greater than 2:1 shall be permitted.
- Protect life and property from geologic, seismic and fire hazards.
- The City will consider planning guidelines which include noise control for the interior and exterior living spaces of all new residential developments within noise impacted areas.
- Preserve the quality of existing neighborhoods.
- Provide housing opportunities for all segments of the community.
- Encourage the conservation of energy in new housing.

- To protect the beneficial uses of receiving water bodies by reducing and controlling pollution in storm water and urban runoff discharges from all areas within the City's jurisdiction due to the construction of housing.

However, the City Council will need to consider whether the proposed development meets Goal 5 of the City's Land Use Element, and Policy 5.1 of that Element. Goal 5 provides that, in order to protect the natural ridgeline and hillside areas, it is the City's goal to require that lot size be governed by natural slopes. Policy 5.1 provides that the City should require minimum land disturbance, and larger lot sizes when necessary, to accomplish this goal.

GENERAL PLAN AMENDMENT

Because a portion of the project is not presently within the borders of the City of Hidden Hills, and thus not covered by the City's General Plan, the City must take an action to amend its General Plan. That portion of the project that is currently within Hidden Hills, and all surrounding residential properties within the City are designated as RA-1 (residential agricultural, 1 acre minimum). Should the FEIR and project be approved, including annexation of the 7.8 acres not currently in the City, the 7.8 acres will need to be incorporated into the General Plan and designated RA-1. This action will be contingent upon the approved annexation by the Local Agency Formation Commission (LAFCO). Should the annexation be denied, the General Plan amendment would be voided.

It should be noted the as part of Calabasas' Craftsman Corner annexation, which would include the annexation of the 7.8 acre parcel into Hidden Hills, the City of Calabasas has agreed to process and fund this General Plan amendment. On March 15, 2018 the City Council adopted a resolution to amend the City's General Plan and Zoning Map, should the annexation of the 7.8 acres be approved by LAFCO. As such, no action on the General Plan amendment is required by the City Council at this time. It is estimated that the Annexation could take up to another year to be completed.

PRE-ZONING

As with the General Plan Amendment, if the FEIR and project are approved, including annexation of the 7.8 acres not currently in the City, the 7.8 acres will need a zoning designation. That portion of the project currently within Hidden Hills, and all surrounding residential properties within the City, are zoned RA-S (residential agricultural suburban). Because zoning of the 7.8 acre property is also contingent on its annexation, the action required by the Council would be to pre-zone the 7.8 acres as RA-S, contingent upon the approved annexation by the Local Agency Formation Commission (LAFCO). Should the annexation be denied, the pre-zoning would be voided.

It should be noted the City of Calabasas also agreed to process and fund this pre-zoning as part of Calabasas' Craftsman Corner annexation. On March 15, 2018 the City Council adopted an ordinance to pre-zone the 7.8 acres, currently outside the City of Hidden Hills, to be consistent with surrounding properties in the City. As such, no action on the General Plan Amendment is required by the City Council at this time.

VESTING TENTATIVE MAP

As indicated previously, the proposed VTM involves subdividing approximately seventeen (17) acres into seven (7) residential lots plus one (1) lot for street right-of-way, and the subsequent preparation of the site for development of seven (7) custom single-family homes. The VTM includes the conceptual design of all necessary private and public infrastructure including private grading and building site work, roads, storm drains, water mains and other utilities, and trails (see Exhibit 7.)

If the City Council approves the VTM, staff will return to the City Council with a resolution including conditions of approval and mitigation measures.

SUMMARY

The City of Hidden Hills has evaluated applications for a seven (7) lot subdivision on roughly seventeen (17) acres including: the property proposed for annexation, a Ridgeline development Permit, a General Plan amendment, and the pre-zoning of roughly 7.8 acres to be annexed from the County of Los Angeles. The City of Calabasas will be processing the annexation, General Plan amendment, and pre-zoning as part the Craftsman Corner Annexation agreement with the City of Hidden Hills. Any development is conditioned on the approval by LAFCO of the annexation. An environmental impact report has been prepared that has addressed environmental impacts of the project, project design alternatives, and feasible mitigation measures. Grading is proposed to balance on site and the density of the project is shown to be consistent with the character surrounding properties in the City of Hidden Hills. The project can be developed consistent with the City's General Plan and the HHMC, with the following exceptions and/or considerations:

1. Proposed Lots 2,3,4, and 6 do not meet the requirements of Section 5-3G-3:A of the HHMC will have less than 20,000 square feet of ungraded area that does not exceed the existing (natural) grade of 25%. In order to approve this proposed lot configuration, the City Council must find that, "by reason of circumstances peculiar to the proposed subdivision for the use proposed to be made of the property in the subdivision, the public peace, health, safety and welfare will be protected adequately by lots of lesser frontage or area than that specified" in Section 5-3G-3 of the HHMC. The City Council will need to determine if this finding can be made due to the remote location and the steep topography

of this property, and whether other residents will be adversely impacted by the proposed lot configuration.

2. One of the goals of the City of Hidden Hills General Plan is “To protect the natural ridgeline and hillside areas...it is the goal that lot size be governed by the natural slopes.” As such, the City Council must determine whether the proposed development complies with the City’s General Plan and whether the findings necessary to issue a ridgeline Development Permit can be made.
3. The proposed project involves the grading of a significant ridgeline. As such, if the City Council chooses to approve the project it will need to make the required findings (outlined on pages 5 and 6 of this report) for a Ridgeline Development Permit.

RECOMMENDATION

It is recommended that the City Council receive public testimony on the applications for the FEIR, General Plan Amendment, Pre-zoning, Ridgeline Grading Permit, and VTM 63567. Based on such testimony and whether the City Council has additional questions or desires additional information, it may take the following actions:

1. Request additional information and continue this matter to the next City Council meeting or other designated date.
2. Make a determination on the various applications for entitlement which would include the following actions:
 - A. Determine that the FEIR is adequate and complete for purposes of the California Environmental Quality Act (study of impacts, mitigation measures, and alternatives).
 - B. Determine whether or not the following findings for a Ridgeline Development Permit can be made:
 1. That the proposed development or grading is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping.
 2. That the proposed development is designed and will be developed in a manner which is compatible with the existing neighborhood character in terms of scale of development in relation to surrounding residences and other structures.
 3. That the proposed development maintains the maximum view of the applicable ridgeline through the use of design features for the project including minimized grading, reduced structural height, clustered structures, shape, materials and color that allow the structures to blend with the natural setting, and use of native landscaping for concealment of the project.

4. That the proposed development or grading is consistent with the General Plan and compatible with the surrounding uses.

5. That the proposed development or grading follows natural contours of the site to minimize grading.

*It should be noted that should the City Council not be able make any of these required findings, it cannot approve a Ridgeline Grading Permit.

C. Determine whether or not “by reason of circumstances peculiar to the proposed subdivision for the use proposed to be made of the property in the subdivision, the public peace, health, safety and welfare will be protected adequately by lots of lesser frontage or area than that specified in the Hidden Hills Municipal Code” (note - lots 2, 3, 4, and 6 are proposed to be less than the 2 acre minimum required by the HHMC, based on slope requirements.

D. Determine whether or not the proposed subdivision complies with the City’s General Plan. Specifically, among the other items listed in the “Consistency With General Plan” section discussed above, that the project complies with Goal 5 and Policy 5.1 of the City’s Land Use Element. Goal 5 provides that, in order to protect the natural ridgeline and hillside areas, it is the City’s goal to require that lot size be governed by natural slopes. Policy 5.1 provides that the City should require minimum land disturbance, and larger lot sizes when necessary, to accomplish this goal.

E. Determine whether or not to approve the VTM as submitted, or as modified by the City Council (if approved, a resolution with the above findings, mitigation measures, and conditions of approval will be returned to the City Council for its approval.)

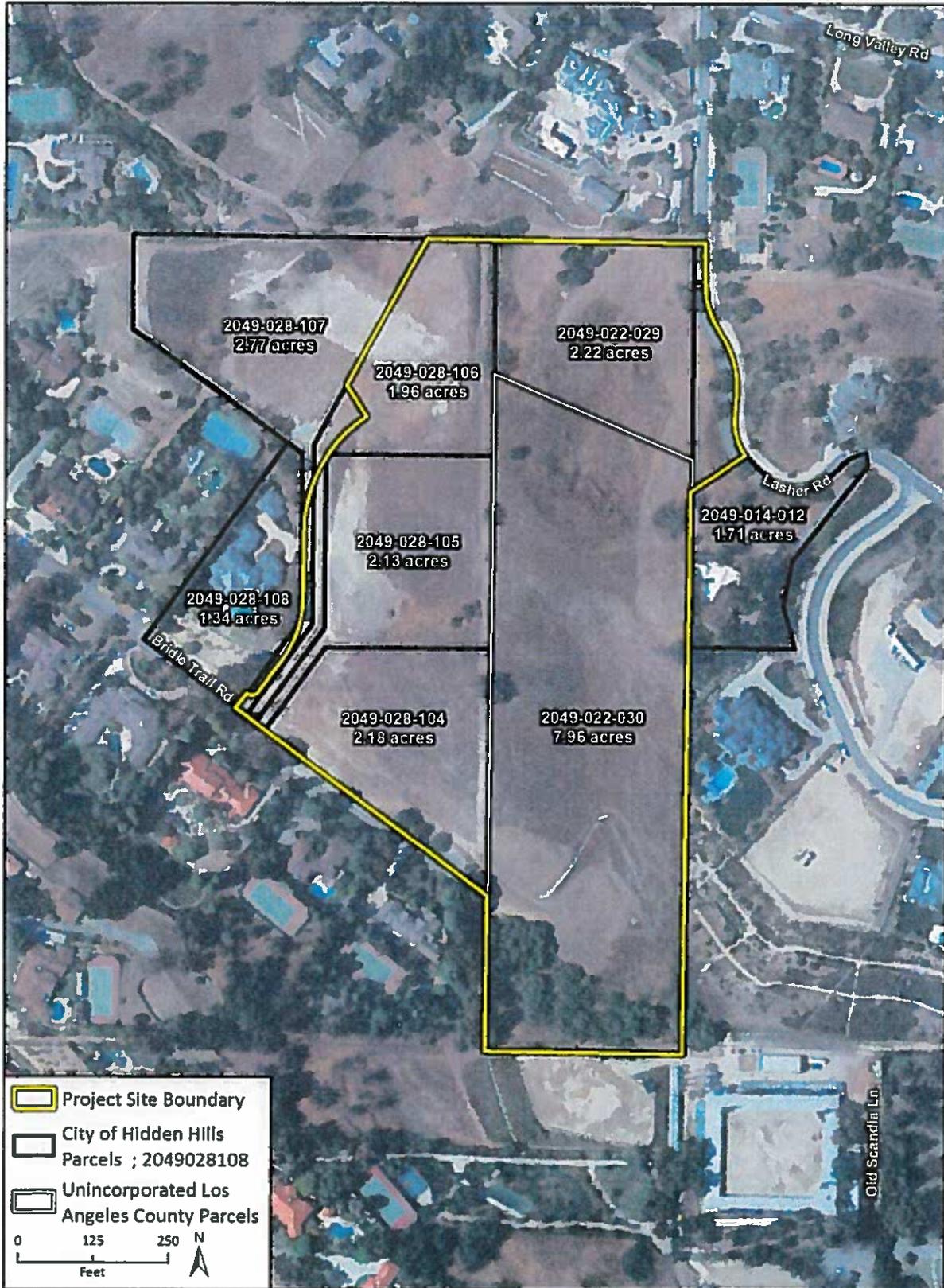
3. Provide any additional direction to staff to necessary to prepare resolutions and documents to reflect City Council actions on the aforementioned items.

Attachments:

- Exhibit 1 - Existing and Proposed Parcels and Grading
- Exhibit 2 - Public Hearing Notice
- Exhibit 3 - Resolution No. 839
- Exhibit 4 - Ridgeline Development Code
- Exhibit 5 - March 16, 2016 comments from the Hidden Hills Community Association
- Exhibit 6 - Mitigation Monitoring and Reporting Program
- Exhibit 7 - Vesting Tentative Map 63567

Exhibit 1

Existing Parcel Map



Imagery provided by Esri and its licensors © 2017.
Source: Delane Engineering, 2018.

Exhibit 2



City of Hidden Hills

6165 Spring Valley Road * Hidden Hills, California 91302
(818) 888-9281 * Fax (818) 719-0083
staff@hiddenhillscity.org * www.hiddenhillscity.org

NOTICE OF PUBLIC HEARING

The City Council of the City of Hidden Hills, sitting as the Planning Agency for the City of Hidden Hills, at its regular meeting to be held on **Monday, October 22, 2018 at 6:30 p.m.**, in the Council Chambers of the City Hall, 6165 Spring Valley Road, Hidden Hills, California 91302, will hold a public hearing to consider the project commonly known as the "Ashley Project" and specifically the following items:

1. **A FINAL ENVIRONMENTAL IMPACT REPORT FOR VESTING TENTATIVE MAP 63567, INCLUDING A GENERAL PLAN AMENDMENT, PRE-ZONING, CITY ANNEXTION OF APPROXIMATELY 7.8 ACRES OF PROPERTY FROM THE COUNTY OF LOS ANGELES AND A RIDGELINE DEVELOPMENT PERMIT; AND**
2. **A GENERAL PLAN AMENDMENT AND PRE-ZONING OF APPROXIMATELY 7.8 ACRES OF PROPERTY PROPOSED TO BE ANNEXED; AND**
3. **AN APPLICATION FOR VESTING TENTATIVE MAP 63567, INCLUDING 7.8 ACRES PROPOSED TO BE ANNEXED TO THE CITY; AND**
4. **AN APPLICATION FOR A RIDGELINE DEVELOPMENT PERMIT.**

The project site is located in the southern part of Hidden Hills, generally southwest of Lasher Road and east of Bridle Trail Road, and consists of approximately seventeen (17) acres of land. The project site is accessed from Bridle Trail Road.

The proposed project would subdivide the seventeen (17)-acre site into seven (7) residential lots and one (1) lot for a new road (currently referred to as "A" Court) that extends from Bridle Trail Road. The project would result in the net increase of three (3) residential lots within the City of Hidden Hills. The project is conditional upon the annexation of approximately 7.8 acres of property from the County of Los Angeles. This project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and environmental and land division regulations of the City.

All interested persons are invited to attend and speak on this matter. Written comments may also be submitted and should be addressed to the City Council, c/o City Engineer, 6165 Spring Valley Road, Hidden Hills, California 91302 and should be received prior to the public hearing.

Please note, if you challenge the Council's action in court, you may be limited to raising only those issues you or someone else raised at the hearing before the City Council or in written correspondence delivered to the City, either at or prior to the hearing.

If there are any questions regarding this notice, please contact City staff at (818) 888-9281. Copies of the Final Environmental Impact Report and the Vesting Tentative Map are available for review or purchase at City Hall, 6165 Spring Valley Road, Hidden Hills, California.

Dirk Lovett, City Engineer

Posted: Friday, October 12, 2018

Exhibit 3

RESOLUTION NO. 839

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS DENYING VESTING TENTATIVE MAP 63567 FOR THE PROPERTY LOCATED SOUTHWEST OF LASHER ROAD AND EAST OF BRIDLE TRAIL ROAD ("ASHLEY PROJECT")

THE CITY COUNCIL OF THE CITY OF HIDDEN HILLS HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

Section 1. Background.

A. On April 24, 2006, Ashley Construction ("Applicant") submitted an application requesting approval of Vesting Tentative Map 63567 for a proposal to subdivide approximately eighteen (18) acres into eight (8) residential lots and one (1) lot for the proposed Bridle Trail Road extension and "A" court ("Project"). Lot areas would range in size from 1.06 acres to 3.92 acres. Building pad areas would range in size from 28,750 square feet to 56,192 square feet. The Project is located southwest of Lasher Road and east of Bridle Trail Road. The application for the Project was deemed complete on October 6, 2006.

B. The proposed Project involves reconfiguration of 6 existing parcels (one of which is currently developed with a single family residence) into 8 new parcels. Of the 6 parcels, 5 are within the City of Hidden Hills, and have a General Plan Land Use designation of RA-1 and zoning designation of RA-S (Residential Agriculture Suburban). The remaining parcel, totaling about 7.8 acres, is currently within unincorporated Los Angeles County and would require annexation to the City of Hidden Hills. Accordingly, the Project would also require a General Plan Map Amendment to establish the City's Residential Agriculture, 1-acre minimum (RA-1) land use designation for the 7.8 acre parcel. In addition, the Project would require pre-zoning the 7.8 acre parcel to Residential Agricultural Suburban (RA-S).

C. Pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA")), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.), and the City's environmental guidelines, a final environmental impact report was prepared for this Project.

Section 2. On July 28, 2008, August 25, 2008, September 8, 2008, September 22, 2008, December 13, 2010, and January 10, 2011, the City Council held duly noticed public hearings to consider the Project. Evidence, both written and oral, was presented at said hearings.

Section 3. Pursuant to the California Subdivision Map Act and Hidden Hills Municipal Code Section 5-3E-7, in reviewing the application for Vesting Tentative Map 63567, the City Council considered the following issues:

A. Whether the proposed tentative map and the design or improvement of the proposed subdivision are consistent with the General Plan of the City;

- B. Whether the site is physically suitable for the type of development and the proposed density;
- C. Whether the design of the subdivision and the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- D. Whether the design of the subdivision or type of improvements are likely to cause serious public health problems and that the design of the subdivision or the type of improvements will not conflict with any public easements; and
- E. Whether the discharge of waste water from the proposed subdivision into the existing sewer systems will result in a violation of existing requirements presented by the California Water Quality Control Board.

Section 4. Based upon the evidence presented in the record on this matter, including the staff report and oral and written testimony, all of which are incorporated herein by reference, the City Council hereby finds as follows with respect to Vesting Tentative Map 63567:

A. The proposed vesting tentative map is not consistent with the General Plan. Goal 5 of the City's Land Use Element provides that, in order to protect the natural ridgeline and hillside areas, it is the City's General Plan goal that lot size be governed by natural slopes. Policy 5.1 provides that the City should require minimum land disturbance, and larger lot sizes when necessary, to accomplish this goal. The proposed Project and design of the subdivision, however, involves the grading of a ridgeline that has been identified as a significant ridgeline in the County of Los Angeles Santa Monica Mountains North Area Plan (SMMNAP). Specifically, the proposed project would remove the top 30-55 feet of a SMMNAP designated significant ridgeline in order to allow development of a residence on lot 3. In addition, site development as proposed would necessitate grading on slopes of greater than 25 percent. Accordingly, the proposed subdivision and grading is not consistent with Goal 5 of the Land Use Element of the General Plan or Land Use Element Policy 5.1.

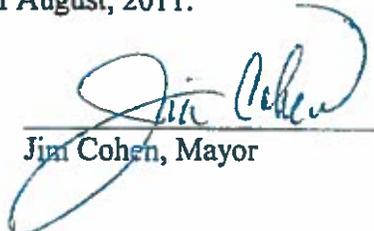
B. The proposed vesting tentative map is not consistent with the Natural Resources Element of the General Plan. Goal 4 of the City's Natural Resources Element states that "[s]ignificant natural landforms should be maintained during development" and Policy 4.1 states that "Grading practices used within the City shall minimize the potential safety hazards while maintaining aesthetic qualities and natural landforms." Furthermore, Policy 4.3 states that "Property owners should be encouraged to design homes to fit the natural terrain." A ridgeline designated as significant under the SMMNAP traverses the Project site. In order to facilitate the development of proposed Lot 3, grading of 30-55 vertical feet from the top of the ridgeline is proposed, and this grading would permanently alter this ridgeline by reducing the height of the existing hilltop. This is inconsistent with the goal in the Natural Resources Element that significant natural landforms should be maintained. The removal of the ridgeline is also inconsistent with the policies regarding grading practices and home design, and will have an adverse impact on aesthetics. Both Policy 4.1 and Policy 4.3 encourage the maintenance of natural landforms and terrains, which will not be achieved with the proposed project. Moreover, the lot is not designed to accommodate a home to fit the natural terrain.

C. The site is not physically suitable for the proposed density of development. The presence of the significant ridgeline makes the site physically unsuitable for the proposed density of the development. In order to accommodate the proposed density of the development, the subdivider has proposed to remove the ridgeline in order to place a home on proposed Lot 3. Additionally, the steep terrain of certain areas within the proposed subdivision makes the site unsuitable for the proposed density. In order to maximize the density of the development, the proposed lot size for lot 5 is 1.06 acres and the proposed lot size for lot 6 is 1.22 acres. However, proposed lot 5 and proposed lot 6 do not meet the requirements of Section 5-3G-3:A of the Hidden Hills Municipal Code, which provides that lots shall have a minimum area of one acre and shall not have less than twenty thousand (20,000) square feet of area having not more than twenty five percent (25%) natural grade prior to the commencement of any grading on the site. The Municipal Code further provides that if a lot does not contain at least 20,000 square feet of area with a slope of less than twenty five percent (25%) (prior to grading), then the lot shall be enlarged to meet such requirement but need not be made larger than two (2) acres. Lot 5 and lot 6 do not meet this two acre requirement, and the applicant has submitted a letter indicating that the project site is too steep to meet the maximum twenty five percent (25%) natural grade requirement. The City Council cannot find that the public welfare will be protected adequately by lots of a lesser size and steeper natural slope than that specified in the Hidden Hills Municipal Code as the community will be adversely impacted by the proposed lot configuration due to the need for increased alteration of natural land forms.

Section 5. Based on the above findings, the City Council of the City of Hidden Hills hereby denies the application for Vesting Tentative Map 63567.

Section 6. The time within which judicial review of the decision reflected in this Resolution, if available, must be sought is governed by Section 1094.6 of the California Code of Civil Procedure and other applicable short periods of limitation.

Passed, approved and adopted this 8th day of August, 2011.



Jim Cohen, Mayor

ATTEST:



Cherie L. Paglia, City Manager/City Clerk

Exhibit A

ARTICLE K. - RIDGELINE DEVELOPMENT STANDARDS

5-2K-1: - Purpose.

The purpose of this Article is to insure that development proposed within areas of great visual and environmental importance to Hidden Hills, such as ridgelines, receive a heightened level of regulation and review, so that these visual resources are preserved and maintained to the greatest extent possible, as directed by the Hidden Hills General Plan.

(Ord. No. 336, § 1, 8-22-11)

5-2K-2: - Definitions.

For purposes of this Article, the following words and phrases shall have the meaning set forth below:

- A. *Grading* shall mean any scraping, excavating or filling of the earth's surface or a combination thereof. Notwithstanding, grading does not include: (1) geotechnical restoration or repair work performed pursuant to a permit issued by the City; (2) any scraping, excavation or fill on a developed lot which is less than one foot in depth; (3) placement of artificial ground cover, or planting of shrubs, trees or irrigation; or (4) the removal of vegetation to meet fire clearance standards.
- B. *Ridgeline* shall mean a hill, ridge or promontory which drops on one or more sides of the top of this landform feature characterized by any one or more of the criteria specified below:
 - 1. The ridgeline surrounds or visually dominates the surrounding valley landscape either through its size or in relation to the hillside or mountain terrain of which it is a part.
 - 2. The ridgeline is visually dominant as characterized by a silhouetting appearance against the sky.
 - 3. The ridgeline is visually dominant due to proximity and view from existing streets or highways.

(Ord. No. 336, § 1, 8-22-11; Ord. No. 337, §§ 1, 2, 10-24-11)

5-2K-3: - Ridgeline Review Requirement.

- A. No new structure or addition to an existing structure in any zone shall be placed or constructed on a ridgeline or within fifty vertical feet or fifty horizontal feet from a ridgeline as measured from the closest point of the structure or addition to the ridgeline, nor shall such structure be placed so that it appears silhouetted against the sky when viewed from existing streets or highways or streets proposed as part of a subdivision or development except in conjunction with a development project that has received approval by the Planning Agency as set forth in this Article.
- B. No grading permit may be issued in any zone for the grading of a ridgeline or for grading within fifty vertical feet or fifty horizontal feet from a ridgeline as measured from the closest point of any grading work except in conjunction with a development project that has received approval by the Planning Agency as set forth in this Article.

(Ord. No. 336, § 1, 8-22-11; Ord. No. 337, § 3, 10-24-11)

5-2K-4: - Procedures for a Ridgeline Development Permit.

- A. *Application:* A property owner may submit an application for a Ridgeline Development Permit to allow development in any zone of a structure, an addition to a structure, or grading to take place on a ridgeline or within fifty vertical feet or fifty horizontal feet from a ridgeline as measured from the closest point of any grading work or structure. The application shall be submitted to the Planning Department in a form approved by the City's Planning Department. In addition, the application shall include a contoured plot plan of the entire property and a visual analysis illustrating the potential development as viewed off-site and back toward the affected ridgeline. The application shall be accompanied by a fee, as established by resolution of the City Council.
- B. *Public Hearing:* A public hearing shall be held by the Planning Agency to consider an application for the Ridgeline Development Permit. At least ten days prior to such hearing, notice of the time, place and purpose of the public hearing shall be sent by first class mail to owners of property within 500 feet of the proposed development. In addition, notice shall be provided through posting of notices at

the places specified in Section 1-9-1 of this Code. At the public hearing, the applicant shall present to the Planning Agency renderings of the proposed development.

C. *Findings:* No application for a Ridgeline Development Permit shall be approved unless the Planning Agency finds:

1. That the proposed development or grading is designed and will be developed to preserve to the greatest extent practicable the natural features of the land, including the existing topography and landscaping. The Planning Agency shall take into consideration whether the grading, design, construction, landscaping of the development shall sensitively conform to and fit into the natural terrain through creative development techniques, such as, but not limited to, split-level designs, terracing, use of native plant types, and natural blending of architectural features (such as the angle of the roof line appearing as an extension of the adjacent downslope);
2. That the proposed development is designed and will be developed in a manner which is compatible with the existing neighborhood character in terms of scale of development in relation to surrounding residences and other structures;
3. That the proposed development maintains the maximum view of the applicable ridgeline through the use of design features for the project including minimized grading, reduced structural height, clustered structures, shape, materials and color that allow the structures to blend with the natural setting, and use of native landscaping for concealment of the project;
4. That the proposed development or grading is consistent with the General Plan and compatible with the surrounding uses; and
5. That the proposed development or grading follows natural contours of the site to minimize grading. The Planning Agency shall take into consideration whether berms, rounded contour grading and landscaping are used to soften the visual impacts created by structures and grading.

In granting a Ridgeline Development Permit, the Planning Agency may impose any condition determined to be appropriate to protect the public health, safety and welfare. Written notice of the decision shall be given by first class mail to the applicant within ten calendar days following rendering of the decision. The decision of the Planning Agency is final.

D. *Commencement of Construction:* Construction of the improvements permitted by any approved Ridgeline Development Permit shall commence within one year from the date of approval, or the approval will expire. The approval may be extended by the Planning Director for up to two additional years if the Planning Director determines that the provisions of this Code governing the proposed development have not materially changed since the approval. The applicant shall pay an extension fee equivalent to the actual costs incurred in determining whether an extension is appropriate.

(Ord. No. 336, § 1, 8-22-11; Ord. No. 337, § 4, 10-24-11)

5-2K-5: - Exemption from this Article.

A proposed development or proposed grading is exempt from this Article if the Planning Director issues a written statement, based on the information submitted and an inspection of the site, and determines as follows: The proposed development is to repair or replace a damaged or destroyed residence or accessory structure(s) or to remodel a residence or accessory structure(s) which as of September 1, 2011 was legally established, provided such repaired or replaced or remodeled residence or accessory structure(s) is built in substantially the same location as the one that was damaged or destroyed or the one that currently exists. Proof that the residence or accessory structure(s) was legally established as of September 1, 2011 shall be demonstrated to the Director prior to the commencement of any construction activity. The footprint of the repaired, replaced, or remodeled residence or accessory structure(s) may be enlarged cumulatively up to 25 percent or 1,200 square feet, whichever is less, based on the gross floor area existing immediately before such residence or accessory structure(s) was damaged or destroyed or remodeled. A different location for the residence or accessory structure(s) may be approved by the Director if the Director determines that the original location exposes the new structure to known hazards on the project site, such as geotechnical, fire, and/or hydrologic hazards that would be avoided by the new location, and also determines that such other location will not result in damage to significant biological resources.

(Ord. No. 336, § 1, 8-22-11; Ord. No. 337, § 5, 10-24-11)



Comments on Draft EIR VTT 64567

Shannon Moore <shannon@hiddenhills.org>

Fri, Mar 16, 2018 at 11:11 AM

To: "Dirk Lovett (dirklovett@caaprofessionals.com)" <dirklovett@caaprofessionals.com>

Cc: "kerry@hiddenhillscity.org" <kerry@hiddenhillscity.org>, Ron Heston <ronheston@gmail.com>, "McGinnis, John" <John.McGinnis@thinkbiganalytics.com>

Following are the Association's comments on the Draft EIR for Vesting Tentative Tract 63567.

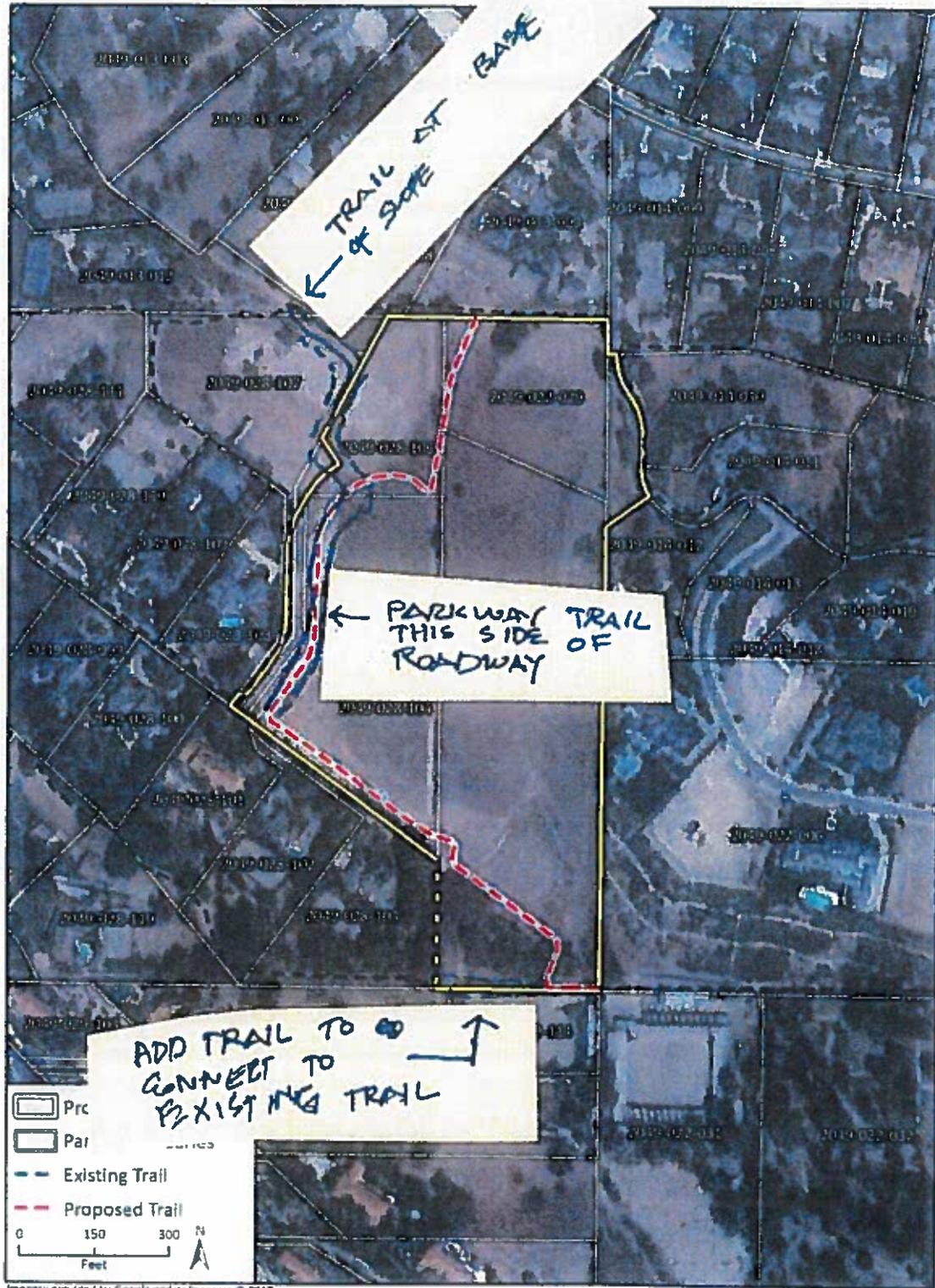
1. **Bridle Trails.** The trails as depicted in Figure 9 are not as discussed with the developer. What we discussed with him is shown in the attached marked-up plan. Also, the parkway trail along lots 4 & 5 should be dedicated trail, fenced on both sides, until it meets up with the trails on Lot 1. See attached. Finally, more detail is needed about how the trail across the wetlands area (Lot 7) connects with the existing trail system.
2. **Driveways.** Several driveways are shown along property lines. No paving can be installed in the 10' bridle trail easements.
3. **Biofiltration devices.** Why does the biofiltration device on Lot 1 extend outside of the project? Also, it needs to be made clear that the owners of the lots will be responsible for the maintenance of all biofiltration devices. They cannot be located in the common areas or easements. If they can collect any water or create a tripping hazard, they should be fenced.
4. **Access.** Access for heavy equipment is not addressed. Can the developer obtain an easement over the Pet Cemetery or Far West Farms for staging and access of heavy equipment during the grading operation? This worked really well during the development of Hidden Ridge.
5. **Hours for construction.** No construction can occur before 8 a.m. or after 5 p.m. or on Saturdays, Sundays or holidays.
6. **Trees.** The replacement trees should be a minimum of 36" boxes, and we believe there should be one or two substantial trees per lot (96" box).
7. **Parkway.** A standard-width (12-14 feet) d.g. parkway will need to be installed along Lasher Road, including in front of 5351 Lasher Road, and Lot 14, even though they are not a part of this project.
8. **Street Names.** What is the proposed name of Street A?
9. **Lot A.** This cul-de-sac should extend to provide direct street access to Lot 5 & 6. The shared driveway situation is always a problem. If the street cannot be extended, a maintenance agreement should be recorded on the properties.
10. **Property Lines.** Are Lots 14, 15 and 5351 Lasher getting lot line adjustments? The property line of the proposed project does not match the lines on the previous parcel map.
11. **Perimeter Fencing.** Where the project abuts non-Hidden Hills property, the developer shall install

secure, non-climbable fencing a minimum of 8' high. It can be heavy duty chain link or wrought iron or other material approved by the Association.

Thank you for your consideration of our comments. Please let us know if you have any questions.

Shannon

Figure 9 Existing and Proposed Bridle Trails



Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure outlined in the Final Environmental Impact Report, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in this mitigation monitoring and reporting program.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Compliance Verification Initial Date Comments
AESTHETICS					
AES-1 Grading Plan					
Grading techniques, such as contour grading and rounding of toes, tops of slopes, and varied slope ratios shall be utilized to create manufactured landforms that mimic surrounding topography. Final grading plans shall be reviewed and approved by the City Engineer prior to issuance of grading permits.	The City shall review and approve the final grading plans.	Prior to issuing grading permits	Once	City of Hidden Hills	
AES-2 Drainage and Erosion Control Features					
Prior to final rough grading inspection, all cut and fill slopes and other graded, barren areas as well as remaining natural slopes shall be improved with drainage and erosion control features and shall be hydroseeded immediately following completion of rough grading operations.	The City shall review and approve the final landscape plans, and perform field verification to ensure all graded/barren areas are hydroseeded.	Prior to issuing grading permits (approve plan); following hydroseeding (field verification)	Once (approve plan); once (field verification)	City of Hidden Hills	
AES-3 Landscaping and Lot Maintenance					
The developer shall be responsible for landscaping, slope and overall lot maintenance until such a time that these lots are sold and ownership transferred.	The City shall review and approve the final landscape plans, and conduct periodic field verification of lot maintenance and landscaping until ownership of the lots has been transferred.	Prior to issuing grading permits (approve plan); ongoing throughout the applicant's ownership (field verification)	Once (approve plan); periodic (field verification)	City of Hidden Hills	
AES-4 Installation of Irrigation Facilities					
Prior to completion of grading activities, permanent irrigation facilities on both natural and graded slopes shall be installed as determined by the City Engineer to ensure that hillside, native	The City shall review and approve the final landscape plans, and perform field verification to ensure proper installation of irrigation facilities.	Prior to issuing grading permits (approve plan); following installation	Once (approve plan); once (field verification)	City of Hidden Hills	

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Initial	Date	Comments
growth, and landscaping is maintained in a healthy condition.		of irrigation facilities (field verification)					

AIR QUALITY

AQ-1 Construction PM_{2.5} Emissions

The project applicant shall require that all diesel-powered, off-road construction equipment used on or near the project site meet US EPA Tier 2 engine standards or better.

The City shall review and approve a list of all proposed construction equipment, and verify compliance through periodic field verification.

Prior to issuing grading permits (approve list); throughout the construction period (field verification)

Once (approve list); periodic (field verification)

City of Hidden Hills

BIOLOGICAL RESOURCES

BIO-1 Oak and Historic Tree Replacement

The project applicant shall:

- Prior to being issued a grading permit, provide a tree replacement plan offsetting the loss of 10 oak trees and 8 historic trees at a replacement ratio of 4:1. Each replacement tree shall be a 24-inch box size specimen or larger of the same genus of tree to be removed, unless specified otherwise in the permit. Replacement trees shall be planted on the project site. Therefore, the applicant shall plant at least 40 oak trees, as well as 28 pepper trees, and 4 Eucalyptus trees or substitute species approved by the City and the HHCA.
- Water replacement oak trees for the first two to three years to establish the trees; thereafter, water only in winter months during periods of drought.

The City shall review and approve the tree replacement plan; collect and retain a bond from the applicant to guarantee survival of the replacement trees for a period of three years; confer with the landscape architect/qualified arborist to determine appropriate watering for non-native trees; and field verify that tree watering is occurring as prescribed in this mitigation measure and by the landscape architect/qualified arborist.

Prior to issuing grading permits (approve plan, collect bond, and confer with landscape architect/arborist); ongoing (field verification)

Once (approve plan, collect bond, and confer with landscape architect/qualified arborist); periodic (field verification)

City of Hidden Hills

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Initial	Date	Compliance Verification Comments
<ul style="list-style-type: none"> Water non-native trees as recommended by the landscape architect or the qualified arborist retained by the project applicant. Post a bond to the satisfaction of the City to guarantee the survival of the trees to be replaced for a period of three years from the date that such trees are replaced. 							
BIO-2 Tree Protection and Maintenance Measures							
<p>Protected trees within 50 feet of proposed grading shall be fenced with a minimum 4-foot high chain link fence at their protected zones or at the location of their approved encroachment prior to site grading. No equipment, materials, debris, supplies, or fill soil shall be located within any tree-protection zone. The protective fence shall not be moved or removed without authorization of the City of Hidden Hills.</p> <p>No grading shall take place within the protected zones without approval by the City of Hidden Hills. If grading is approved within the protected zone, a qualified arborist shall be present during all work in the protected zone. Any excavation or grading allowed within five feet of the drip line of a protected tree shall be limited to hand tools or small hand-powered equipment. All dead wood removal and/or pruning shall be done after the City of Hidden Hills has approved the grading plans and shall be done by a qualified arborist. All pruned roots shall consist of clean-cut surfaces at a 90 degree angle and shall not be sealed unless approved by a qualified arborist.</p> <p>All mitigation techniques listed above shall be monitored by a licensed arborist approved by the City, who shall be notified 48 hours prior to any work being done within the protected zones of</p>	<p>The City shall review and approve the final grading plans; approve a qualified arborist to monitor mitigation compliance; and review any requests for grading within tree protected zones.</p>	<p>Prior to issuing grading permits (approve plan and arborist); as needed (review requests for grading within tree protection zones)</p>	<p>Once (approve plan and arborist); as needed (review requests for grading in tree protection zones)</p>	<p>City of Hidden Hills</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Initial	Date	Compliance Verification Comments
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oak and historic trees.

BIO-3 Pre-Construction Surveys

A qualified biologist shall complete pre-construction botanical and wildlife surveys no more than 48 hours prior to construction to determine the presence or absence of special-status plant and wildlife species in the project area. Surveys would be repeated if construction activities are suspended for five days or more.

Botanical surveys shall be conducted prior to construction using methods to maximize detection of special status plants on the project sites. Surveys shall be floristic in nature and follow the CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. In particular, surveys shall focus on potential seed bank areas within the proposed grading areas for the project. If any special status plant species are detected during the pre-construction surveys, they shall be avoided and CDFW shall be contacted. If such species habitat is disturbed during construction, a qualified biologist shall develop a plan for off-site acquisition, protection, and restoration or enhancement of such habitat in coordination with CDFW.

Prior to initial grubbing and grading activities on the project site, a qualified biologist shall inspect any dens for American badger (*Taxidea taxus*), coyote (*Canis latrans*), or other wildlife species using such dens. Den sites shall not be disturbed during the pupping season or when otherwise occupied unless absence by the qualified biologist is confirmed. If American badger is identified on the project site, it shall be avoided and the

The City shall approve a qualified biologist and review and approve pre-construction surveys.

The applicant shall retain a qualified biologist to perform pre-construction surveys; notify and coordinating with appropriate resource agencies, as needed; and develop measures to avoid impacts to species in consultation with the appropriate resource agencies, as needed.

Prior to issuing grading permits (approve biologist); Within 48 hours of receipt (review surveys)

No more than 48 hours prior to construction (perform surveys); as needed (notify agencies); as needed (develop measures)

City of Hidden Hills Applicant

Once (approve biologist); once per commencement of construction activities, if necessary (review surveys) Once per commencement of construction activities (perform surveys); once per occurrence (notify agencies); as needed (develop measures)

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Frequency	Responsible Party	Monitoring Timing	Compliance Verification
					Initial Date Comments
<p>qualified biologist shall coordinate with CDFW to avoid take of the species.</p> <p>If any special-status wildlife species are identified (including monarch butterflies), appropriate measures shall be developed by a qualified biologist in consultation with the appropriate resource agencies; measures shall be implemented to avoid impacts on these species. General measures include requiring the presence of a biological monitor during construction activities to move out of harm's way special status species or other wildlife of low mobility that would be injured by construction activities, and restoring disturbed ground cover, if possible, soon after disturbance.</p> <p>If monarch butterflies are identified during pre-construction surveys, specific measures to reduce potential impacts to monarch butterflies are required and shall include project construction conducted outside of the overwintering aggregation period (typically October through February) only. If the overwintering period cannot be avoided, construction within 100 feet of any areas containing overwintering aggregations or aggregation activity shall be prohibited from October through February, and/or when the monarch aggregations are present.</p>	<p>The City shall review and approve the final construction schedule; approve a qualified bat specialist; and review and approve pre-construction surveys.</p> <p>The applicant shall retain a qualified bat specialist to conduct pre-construction surveys; and safely evict bats, install</p>	<p>Once (approve schedule and biologist); once per project phase, if necessary (review surveys)</p> <p>Once per removal</p>	<p>City of Hidden Hills Applicant</p>	<p>Prior to issuing grading permits (approve schedule and biologist); Within 48 hours of receipt (review surveys)</p> <p>No more than 7 days</p>	
<p>BIO-4 Bat Pre-Construction Surveys and Avoidance</p>	<p>To the extent feasible, tree removal shall be scheduled during the non-breeding and active season for bats (typically October and November). Prior to construction, surveys shall be conducted by a qualified bat specialist to identify the presence of bats and any active or potential bat-roosting cavities. During the non-breeding and</p>	<p>Once (approve schedule and biologist); once per project phase, if necessary (review surveys)</p> <p>Once per removal</p>	<p>City of Hidden Hills Applicant</p>	<p>Prior to issuing grading permits (approve schedule and biologist); Within 48 hours of receipt (review surveys)</p> <p>No more than 7 days</p>	

City of Hidden Hills
Ashley Construction VTM 63567

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Compliance Verification	
				Initial	Date	Comments
<p>active season, any bats roosting in cavities in the area, either in trees or in structures, shall be safely evicted under the direction of a bat specialist and under consultation with the CDFW. Once it has been determined that all roosting bats have been safely evicted from roosting cavities, exclusionary devices approved by the CDFW shall be installed and maintained to prevent bats from roosting in these cavities prior to and during construction.</p> <p>Pre-construction bat surveys shall be conducted by a qualified bat specialist no more than seven days prior to removal of any potential roosting cavities within the BSA to confirm that exclusionary measures have been successful and there are no bats within the construction area. If no roosting bats are detected, no further surveys shall be required provided the removal is conducted within seven days. If removal is delayed more than seven days, additional surveys shall be conducted no more than seven days prior to tree removal to ensure that no bats have moved into the area.</p> <p>Surveys and exclusion measures are expected to prevent maternal colonies from becoming established on the project site. In the event that a maternal colony of bats is found in the construction area, the CDFW shall be consulted and no work shall be conducted within 100 feet of the roosting site until the maternal season is over or the bats have left the site, or as otherwise directed by the CDFW. The site shall be designated as a sensitive area and protected as such until the bats have left the site. No clearing and grubbing shall be authorized adjacent to the site. Combustion equipment, such as generators, pumps, and vehicles shall not be parked or</p>	<p>exclusionary devices, and coordinate with CDFW, as needed.</p>	<p>prior to removal of potential roosting cavities (perform surveys); as needed, only during the non-breeding and active season (evict bats, install devices, and coordinate with CDFW)</p>	<p>of potential roosting cavities (perform surveys); as needed (evict bats, install devices, and coordinate with CDFW)</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Initial	Date	Compliance Verification	Comments
operated under or adjacent to the roosting site. Construction personnel shall enter into areas beneath the colony, especially during the evening exodus.								
BIO-5 Wildlife Salvage and Hazard Removal								
During initial grubbing and grading operations, a biological monitor shall be present to salvage wildlife species that may be killed or injured by heavy equipment. Wildlife of low mobility that is salvaged shall be removed and placed onto adjacent habitat out of harm's way. Clearing, grubbing, and grading shall be conducted on the project site in a manner that avoids creating islands of habitat where wildlife may take refuge and later be harmed by heavy equipment. Additionally, fence posts and other vertical open pipes such as roof ventilation pipes, claim stakes, chimneys, and vault toilets, shall be capped to prevent wildlife entrapment and mortality, as such structures mimic natural cavities preferred by various species for nesting and shelter. Metal fence stakes shall be plugged with bolts or other plugging materials to avoid this hazard.	The City shall approve a qualified biological monitor, review the final construction plans, and verify compliance with any necessary protection measures through periodic field verification.	Prior to issuing grading permits (approve plan and biological monitor); throughout the construction period (field verification)	Once (approve plan and biological monitor); periodic (field verification)	City of Hidden Hills				
BIO-6 Breeding Bird Surveys								
Proposed project activities (including disturbances to native and non-native vegetation, structures, and substrates) should take place outside of the breeding bird season, which generally runs from February 1st to September 1st (as early as January 1st for raptors), to avoid take (including disturbance which would cause abandonment of active nests containing eggs and/or young). If project activities cannot feasibly avoid the	The City shall review and approve the final construction schedule; review and approve pre-construction surveys for activities outside of the breeding bird season (January 1 through September 1); and verify compliance with any necessary protection measures through periodic field verification. The applicant shall retain a qualified	Prior to issuing grading permits (approve schedule); Within 48 hours of receipt (review surveys); as needed (field verification) No more than 10 days prior to start of	Once (approve schedule)/ once per project phase, if necessary (review surveys); as needed (field verification) Once per commencement of	City of Hidden Hills Applicant				

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Initial	Date	Comments
<p>breeding bird season, a qualified biologist shall survey all potential nesting habitat within the project site for nesting birds for 3 consecutive days no more than 10 days prior to start of vegetation removal. If no nesting birds are observed, site preparation and construction activities may begin.</p> <p>If an active bird or nest is found within 500 feet of the construction area, the nest site shall be fenced at a distance commensurate with the particular species and in consultation with CDFW until juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the sensitivity of the area. The project applicant shall record the results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to protection of native birds.</p>	<p>biologist to conduct pre-construction surveys and ensure compliance with any necessary protection measures.</p>	<p>vegetation removal (perform surveys); as needed (ensure compliance)</p>	<p>construction activities, if necessary (survey); as needed (ensure compliance)</p>				
<p>BIO-7 Burrowing Owl Surveys</p> <p>Prior to any construction on the project site that may result in habitat disturbance (e.g., vegetation removal or ground disturbing activities), a qualified biologist shall survey all potential burrowing owl habitat and maximize detection of burrowing owl by adhering to CDFW's Staff Report on Burrowing Owl Mitigation report methods. Surveys for burrowing owl shall occur for 3 consecutive days no more than 10 days prior to start of vegetation removal. If occupied burrowing owl habitat is not detected, site preparation and construction activities may begin.</p>	<p>The City shall approve a qualified biologist; review and approve pre-construction surveys; and verify compliance with any necessary protection measures through periodic field verification.</p> <p>The applicant shall retain a qualified biologist to perform pre-construction surveys; notify and coordinate with CDFW, as needed; and develop measures to avoid impacts to species in consultation with CDFW, as needed.</p>	<p>Prior to issuing grading permits (approve biologist); Within 48 hours of receipt (review surveys); as needed (field verification)</p> <p>Once (perform surveys); as needed (notify CDFW and develop measures)</p>	<p>Once (approve biologist); once (review surveys); as needed (field verification)</p> <p>Once (perform surveys); as needed (notify CDFW and develop measures)</p>	<p>City of Hidden Hills Applicant</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Initial	Date	Compliance Verification	Comments
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If occupied burrowing owl habitat is identified within 500 feet of the construction area, the habitat area shall be fenced at a distance deemed appropriate by the qualified biologist in consultation with CDFW. Construction personnel shall be instructed on the sensitivity of the area. The qualified biologist shall coordinate with CDFW to outline a procedure for mitigating unavoidable permanent habitat impacts by acquiring replacement habitat and protecting it in perpetuity through a conservation easement to a land conservancy. The project applicant shall record the results of the recommended protective measures described above to document compliance with applicable laws pertaining to protection of burrowing owl.

Finally, the project shall avoid the use of rodenticides on the project site that could result in direct or secondary poisoning to the burrowing owl.

and develop measures)

BIO-8 Agency Consultation and Mitigation

The applicant shall consult with the CDFW, USACE, and RWQCB and obtain from each agency either: (1) confirmation that permits are not needed; or (2) applicable permits for the potential impacts to jurisdictional waters. This includes a Streambed Alteration Agreement from CDFW, a Clean Water Act Section 404 permit from the USACE for the discharge of fill to any of USACE non-wetland waters of the U. S. onsite, and a Section 401 water quality certification or Waste Discharge Requirements from the RWQCB. These permits typically require mitigation to reduce impacts to water quality and quantity, vegetation, and wildlife. The project applicant shall demonstrate to the City of Hidden Hills that the

The City shall confirm the applicant has met the requirements of CDFW, USACE, and RWQCB by reviewing permits and/or other documentation from these agencies.

Prior to issuing a grading permit

Once

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<p>requirements of agencies with jurisdiction over waters onsite can be met prior to obtaining grading permits. This will include, but not be limited to, consultation with those agencies, securing the appropriate permits, waivers or agreements, on-site restoration, and/or arrangements with a local or regional mitigation bank including in lieu fees, as needed.</p>					
<p>BIO-9 Wetland Avoidance During Construction</p>					
<p>Prior to the commencement of grading activities, a qualified biologist shall mark the boundary of the wetland and riparian habitat area, and the area shall be protected with exclusionary fencing that reinforces the boundary of the wetland exclusion area. The exclusionary fencing shall be maintained throughout grading. The contractor and grading personnel shall be made aware of their responsibility to maintain the exclusionary fencing and avoid this sensitive area. Notes regarding maintenance of the fencing and avoidance of the wetland area shall be included on the contractor's specifications. If a trustee agency such as the CDFW, USFWS, USACE, or RWQCB determines that the project is within their jurisdiction, the applicant would be required to obtain any necessary permits or approvals and comply with any permit/approval conditions imposed by the oversight agencies.</p>	<p>The City shall approve a qualified biologist; review the contractor's specifications; and perform periodic field verification.</p> <p>The applicant shall retain a qualified biologist to mark the boundary of the wetland and riparian habitat area.</p>	<p>Prior to issuing grading permits (approve biologist and review specifications); throughout the grading phase (field verification)</p> <p>Prior to commencing grading activities (mark boundary)</p>	<p>Once (approve biologist and review specifications); periodic (field verification)</p> <p>Once (mark boundary)</p>	<p>City of Hidden Hills Applicant</p>	
<p>BIO-10 Sediment Capture</p>					
<p>The wetland exclusion area shall be reinforced by sand bag barriers on the northern side prior to commencement of grading activities to ensure that any soil loosened during grading activities is intercepted prior to deposition in the wetland</p>	<p>The City shall review the final construction plans and conduct periodic field verification.</p>	<p>Prior to issuing grading permits (review plans); throughout the grading phase (field verification)</p>	<p>Once (review construction plans); periodic (field verification)</p>	<p>City of Hidden Hills</p>	

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Compliance Verification
					Initial Date Comments

area. The area shall be maintained such that sediment is not allowed to accumulate and deposit within the wetland area throughout the duration of grading activities.

CULTURAL, PALEONTOLOGICAL, AND TRIBAL CULTURAL RESOURCES

CR-1 Unanticipated Cultural Resources

If unanticipated cultural deposits are encountered during any phase of project construction or land modification activities, work shall stop and the City of Hidden Hills shall be notified. A qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Standards for professional archaeology, shall be retained to assess the nature, extent, and potential significance of any cultural remains. If the discovery is determined to be not significant, work shall be permitted to continue in the area. Potentially significant resources may require a Phase II subsurface testing program to determine the resource boundaries within the project site, assess the integrity of the resource, and evaluate the site's significance through a study of its features and artifacts. If, in consultation with the City, a discovery is determined to be significant, a mitigation plan shall be prepared and carried out in accordance with State guidelines. If the resource cannot be avoided, a data recovery plan shall be developed to ensure collection of sufficient information to address archaeological and historical research questions, with results presented in a technical report describing field methods, materials collected, and conclusions. Any cultural material collected as part of an assessment or data recovery effort shall be curated at a qualified facility.

In the event of discovery of any unanticipated cultural deposits, the City shall review and approve the archaeologist's assessment of the finding and any actions that must be taken to protect the resource.
The applicant shall immediately halt construction and provide notification following discovery of any unanticipated cultural deposits; and, in the event of discovery, consult with a qualified archeologist to assess cultural remains.

As needed (approve findings and actions)
Immediately upon discovery (halt construction and notify); as needed (consult with archeologist)

As needed (approve findings and actions)
As needed (halt construction and notify); as needed (consult with archeologist)

City of Hidden Hills Applicant

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Compliance Verification Initial Date Comments
CR-2 Project Paleontologist					
<p>Prior to initial ground disturbance, the applicant shall retain a project paleontologist, defined as a paleontologist who meets the SVP standards for Qualified Professional Paleontologist, to direct all mitigation measures related to paleontological resources. A qualified paleontologist (Principal Paleontologist) is defined by the SVP standards as an individual with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least one year.</p>	<p>The City shall approve a qualified paleontologist.</p>	<p>Prior to issuing grading permits (approve paleontologist)</p>	<p>Once (approve paleontologist)</p>	<p>City of Hidden Hills</p>	
CR-3 Paleontological Mitigation and Monitoring Program					
<p>Prior to construction activity, a qualified paleontologist shall prepare a Paleontological Mitigation and Monitoring Program to be implemented during ground disturbance activity for the project. This program shall outline the procedures for construction staff Worker Environmental Awareness Program (WEAP) training, paleontological monitoring extent and duration, salvage and preparation of fossils, the final mitigation and monitoring report, and paleontological staff qualifications.</p> <p>The WEAP shall be presented by the qualified paleontologist as a means to provide training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The WEAP shall be fulfilled at the time of a preconstruction meeting at which a qualified paleontologist shall attend. In the</p>	<p>The City shall approve a qualified paleontologist; review and approve the paleontologist's Mitigation and Monitoring Program; and, in the event of discovery of any fossils, review and approve the paleontologist's assessment of the finding and any actions that must be taken to protect the resource.</p> <p>The applicant shall retain a qualified paleontologist to prepare a Paleontological Mitigation and Monitoring Program; present the WEAP; and monitor ground-disturbing activities exceeding 3 feet in depth in areas of high paleontological sensitivity. In the event of a fossil discovery, the applicant shall halt work in the immediate vicinity of the find and contact the qualified paleontologist.</p>	<p>Prior to issuing grading permits (approve paleontologist and Mitigation and Monitoring Program); as needed (approve findings and actions)</p> <p>Prior to initial ground disturbance (prepare plan and present WEAP); as needed (monitor); immediately upon discovery of a fossil (halt construction)</p>	<p>Once (approve paleontologist and Mitigation and Monitoring Program); as needed (approve findings and actions)</p> <p>Once (prepare plan and present WEAP); as needed (monitor and halt construction)</p>	<p>City of Hidden Hills Applicant</p>	

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Frequency	Responsible Party	Initial	Date	Compliance Verification Comments
<p>event of a fossil discovery by construction personnel, all work in the immediate vicinity of the find shall cease and a qualified paleontologist shall be contacted to evaluate the find before restarting work in the area. If it is determined that the fossil(s) is (are) scientifically significant, the qualified paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources.</p>	<p>Ground disturbing construction activities (including grading, trenching, foundation work and other excavations) exceeding 3 feet in depth in areas mapped as high paleontological sensitivity (Figure 20) shall be monitored on a full-time basis by a qualified paleontological monitor during initial ground disturbance. A qualified paleontological monitor is defined as an individual who has experience with collection and salvage of paleontological resources. The Mitigation and Monitoring Program shall be supervised by the project paleontologist who will determine the duration and timing of monitoring. If the project paleontologist determines that full-time monitoring is no longer warranted, he or she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring shall be reinstated if any new or unforeseen deeper ground disturbances are required and reduction or suspension would need to be reconsidered by the Supervising Paleontologist. Ground disturbing activity that does not exceed 3 feet in depth shall not require paleontological monitoring.</p>					
<p>If fossils are discovered, the project paleontologist or paleontological monitor shall recover them. Typically, fossils can be safely salvaged quickly by a single paleontologist without disrupting construction activity. However, the paleontologist</p>						

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Initial	Date	Compliance Verification Comments
<p>shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner if needed. For example, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods.</p> <p>Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the Natural History Museum of Los Angeles County), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the project paleontologist.</p> <p>Upon completion of ground disturbing activity (and curation of fossils, if necessary) the qualified paleontologist shall prepare a final report outlining the results of the mitigation and monitoring program. The report shall include discussion of the location, duration and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.</p>	<p>The City shall approve a qualified archaeologist and consult with tribal representatives, as needed. The qualified archaeologist shall meet the standards outlined in the National Park Service's <i>Archaeology and Historic Preservation Secretary of the Interior's Standards and Guidelines (1983)</i>.</p>	<p>Prior to issuing grading permits (approve archaeological); upon discovery of tribal cultural resources (consultation)</p>	<p>Once (approve archaeologist); as needed (consultation) Ongoing (monitoring); as needed (halt work and notify/consult)</p>	<p>City of Hidden Hills Applicant</p>			
<p>CR-4 Identification of Archaeological Resources</p> <p>The applicant shall retain the services of a qualified archaeologist (an archaeologist meeting the Secretary of Interior Professional Qualification Standards) and arrange for the archaeologist to consult with a Native American monitor prior to the start of ground disturbance regarding potential resources in the area and monitoring best practices. During</p>	<p>The City shall approve a qualified archaeologist and consult with tribal representatives, as needed. The qualified archaeologist shall meet the standards outlined in the National Park Service's <i>Archaeology and Historic Preservation Secretary of the Interior's Standards and Guidelines (1983)</i>.</p>	<p>Prior to issuing grading permits (approve archaeological); upon discovery of tribal cultural resources (consultation)</p>	<p>Once (approve archaeologist); as needed (consultation) Ongoing (monitoring); as needed (halt work and notify/consult)</p>	<p>City of Hidden Hills Applicant</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Initial	Date	Compliance Verification	Comments
<p>ground disturbance, the archaeologist shall monitor the site for cultural resources, including tribal resources. If cultural resources are identified during ground disturbance, work in the immediate vicinity shall halt until the resource has been evaluated for significance. If the resource is determined to be a historical resource under CEQA, additional studies and data recovery efforts shall be completed as needed to avoid project impacts. If the resource proves to be Native American in origin, the applicant shall immediately notify and initiate consultation with the City of Hidden Hills and tribal representatives. In addition, the applicant shall retain a tribal representative to monitor the project site for the remainder of ground-disturbing activities throughout the site.</p>	<p>The applicant shall retain a qualified archaeologist to monitor ground-disturbing activities. In the event of a discovery, the applicant shall halt work in the immediate vicinity, and the archaeologist shall notify and consult with the City and/or tribal representatives.</p>	<p>grading phase (monitoring); immediately upon discovery of tribal cultural resources (halt work and notify/consult)</p>						
<p>GEOLOGY AND SOILS</p>								
<p>GEO-1 Building Design</p>								
<p>All buildings shall be engineered to withstand the expected design basis ground acceleration that may occur at the project site (i.e., 0.37 g) or greater. The design shall account for soil type and shall utilize the most current and applicable seismic attenuation methods that are available. All onsite structures shall comply with applicable provisions of the current IBC and CBC. Compliance with these requirements shall be verified by the City Engineer or his designee prior to issuance of a building permit or grading permit.</p>	<p>The City Engineer or his designee shall review and approve all construction plans for accordance with requirements in the mitigation measure.</p>	<p>Prior to issuing building or grading permits (approve plans)</p>	<p>Twice (prior to issuing a grading permit, and again prior to issuing a building permit)</p>	<p>City of Hidden Hills</p>				
<p>GEO-2 Geotechnical Recommendations</p>								

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Initial	Date	Compliance Verification Comments
<p>The applicant shall implement, adhere to, and comply with, all recommendations contained in the Geologic and Soils Engineering Report prepared for the project site by J. Byer Group (March 2006), Peer Review of this report prepared by Geo Dynamic, Inc. and responses provided in the Geologic and Soils Engineering Exploration Update by J. Byer Group (May 2007), landslide investigation by SOLID (November 2014), SOLID Addendum Letters 1, 2, and 3 (June 2017, July 2017, and August 2017), and Peer Reviews of the SOLID Landslide Investigation and Addenda by Geodynamics, Inc. (March 2017 and June 2017), or as superseded by any subsequent updates. The plans shall be reviewed by the City Engineer or his designee for conformance with the recommendations prior to issuance of a grading permit and again prior to issuance of a building permit.</p>	<p>The City Engineer or his designee shall review and approve all construction plans for conformance with all recommendations contained in geotechnical reports, and shall review and approve any additional geology reports required for the project.</p>	<p>Prior to issuing grading and building permits (approve plans)</p>	<p>Twice (prior to issuing a grading permit, and again prior to issuing a building permit)</p>	<p>City of Hidden Hills</p>			
<p>GEO-3 Erosion Control Plan</p> <p>A site-specific erosion control plan that incorporates BMPs shall be prepared and approved by the City prior to the issuance of the grading permit. Measures identified in the plan shall be implemented. Such measures at a minimum shall include:</p> <ul style="list-style-type: none"> ▪ Soil binders or hydroseeding for long term stabilization (more than 10 days without grading activity); ▪ Watering 3 times per day during active grading; ▪ Street sweeping or vacuuming at site entrance and of internal paving upon development; ▪ Sand bag barriers and storm drain inlet 	<p>The City Engineer or his designee shall review and approve the site-specific erosion control plan and final landscaping plans, and conduct field verification throughout the construction phase. The City Engineer or his designee shall confirm the Hidden Hills Community Association also approves the erosion control plan and final landscaping plans before granting approval to the applicant.</p>	<p>Prior to issuing grading permits (approve plans) throughout the construction phase (field verification)</p>	<p>Once (approve plans); periodic (field verification)</p>	<p>City of Hidden Hills</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Initial	Date	Compliance Verification Comments
<p>protection; and</p> <ul style="list-style-type: none"> Stabilized construction entrance/exit. <p>Permanent landscaping shall be designed by a licensed landscape architect with final landscaping plans to be reviewed and approved by the City Engineer or his designee prior to project approval.</p>							
<p>GEO-4 Corrosive and Expansive Soils</p>							
<p>At the conclusion of grading, the upper four feet of foundation soils shall be tested for sulfate content to determine the potential for corrosivity to concrete, as well as soil expansion potential. Recommendations for footings and concrete type shall be developed in response to the test results and approved by the City Engineer or his designee.</p>	<p>The applicant shall retain a qualified geologist to test soils and provide recommendations. The City Engineer or his designee shall review soil test results and approve recommendations, and shall review and approve any additional soils reports required for the project.</p>	<p>Following grading (provide recommendations) Prior to issuing building permit (approve recommendations)</p>	<p>Once (provide recommendations) Once (approve recommendations)</p>	<p>Applicant City of Hidden Hills</p>			
<p>GEO-5 Imported Fill</p>							
<p>Import of fill shall be avoided to the extent feasible.</p>	<p>The City shall review final grading plans to ensure import of fill to the project site is avoided to the extent feasible.</p>	<p>Prior to issuing grading permits (review plans)</p>	<p>Once (review grading plans)</p>	<p>City of Hidden Hills</p>			
<p>HYDROLOGY AND WATER QUALITY</p>							
<p>HWQ-1 Drainage Plan</p>							
<p>The project applicant shall submit a drainage plan to the City Engineer or his designee for review and approval, prior to issuance of a grading permit. The applicant shall implement the treatment methods proposed in the drainage plan. Plans shall include detailed design and hydraulic analysis of the drainage facilities that</p>	<p>The City engineer shall review and approve a drainage plan submitted by the applicant and conduct field verification to ensure all proposed treatment methods are properly implemented.</p>	<p>Prior to issuing grading permits (review plan); throughout construction (field verification)</p>	<p>Once (review plan); periodic (field verification)</p>	<p>City of Hidden Hills</p>			

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<p>capture and convey on- and off-site runoff; the plans shall also include bio-filtration drainage facilities to demonstrate compliance with the County of Los Angeles LID Manual and the NPDES Municipal Separate Storm Sewer System (MS4) Permit for Los Angeles County. The developer shall be required to evaluate the extent of potential flood hazards present utilizing the Modified Rational Method (or the latest model approved by Los Angeles County Flood Control) and to implement mitigation measures required to reduce such impacts to a level of insignificance. The drainage plan for each project shall include post development designs for runoff detention and on site infiltration to reduce 50-year frequency storm peak discharge to the pre development level and shall be consistent with the County of Los Angeles Low Impact Development Standards Manual. These drainage facilities shall meet the design requirements and capacities of the Los Angeles County Department of Public Works Hydrology Manual and the Hydrology and Sedimentation Appendix, or other revised hydraulic analyses as determined by the City Engineer. Additionally, drainage facility designs shall meet all interim peak flow standards, or the most up to date standards, as established by the LACDPW. The plans shall be subject to review and approval by the City Engineer.</p>	<p>The City shall review and approve a maintenance plan for the drainage facilities and verify implementation through field verification.</p>	<p>Once (review plan); periodic (field verification)</p>	<p>Prior to issuing grading permits (review plan); throughout construction (field verification)</p>	<p>City of Hidden Hills</p>			
<p>HWQ-2 Maintenance Plan</p>	<p>The applicant shall be responsible for designing a maintenance plan for the drainage facilities based on the specifications of each component to assure that the system operates effectively in the future. The maintenance plan shall be subject to review and approval by the City.</p>						

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Compliance Verification
					Initial Date Comments
HWQ-3 Bridle Trail Bridge Construction Schedule Restriction					
Construction of the bridle trail bridge shall occur only when the drainage is dry and standing water is not present in the area of the drainage where bridge construction would occur.	The City shall review the final construction schedule and conduct field verification during the bridge construction phase.	Prior to issuing grading permits (review schedule);during bridge construction phase (field verification)	Once (review schedule); periodic (field verification)	City of Hidden Hills	
NOISE					
N-1 Construction Noise Control					
<ul style="list-style-type: none"> Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc.). All impact tools shall be shrouded or shielded, and all intake and exhaust ports on power equipment shall be muffled or shielded. Electrical power shall be used to run air compressors and similar power tools. All fixed and/or stationary equipment (e.g., generators, compressors, rock crushers, cement mixers) shall be located as far as possible from noise-sensitive receptors. Where feasible, temporary barriers shall be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels would cause noise levels to exceed the conditionally acceptable ambient noise level for 	The City shall conduct field verification to ensure noise control measures are followed.	Throughout the construction phase (field verification)	Periodic (field verification)	City of Hidden Hills	

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Compliance Verification Initial	Date	Comments
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residential uses of 65 dBA CNEL. Acoustical barriers shall be constructed of material having a minimum surface weight of 2 pounds per square foot or greater, and a demonstrated Sound Transmission Class (STC) rating of 25 or greater as defined by American Society for Testing and Materials (ASTM) Test Method E90. Placement, orientation, size, and density of acoustical barriers shall be specified by a qualified acoustical consultant.

- The project applicant shall post signage informing all workers and subcontractors of the time restrictions for construction activities. The sign shall also include the developer's and City telephone numbers where violations can be reported and complaints associated with construction noise can be submitted and shall be placed at multiple locations along the project site boundary so that it is easily visible to the public, as well as construction staff.

TRANSPORTATION AND TRAFFIC

TR-1 Construction Impact Mitigation Plan

The applicant shall prepare and implement a Construction Impact Mitigation Plan to provide for traffic, parking capacity, and trail management during construction. This plan shall be subject to review and approval by the City and Hidden Hills Community Association and, at a minimum, shall include the following:

- Storage of construction material and equipment within the designated staging area and limitation of equipment and

The City shall review and approve the Construction Impact Mitigation Plan, confirm approval by the Hidden Hills Community Association, and conduct field verification to ensure the plan is properly implemented.

Prior to commencing construction (approve plan and confirm approval by HHCA); throughout construction phase (field verification)

Once (approve plan and confirm approval by HHCA); periodic (field verification)

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<ul style="list-style-type: none"> material visibility to the public; and A public information program to advise motorists, equestrians, and pedestrians of impending construction activities (e.g., portable message signs, and information signs at the construction site); Approval from the City and Hidden Hills Community Association, for any construction detours or construction work requiring encroachment into public rights-of-way, or any other street use activity (e.g., haul routes); Timely notification of construction schedules to all affected agencies (e.g., County of Los Angeles Sheriff's Department, County of Los Angeles Public Works Department, Las Virgenes Municipal Water District, Los Angeles County Fire Department, City of Hidden Hills, Hidden Hills Community Association, and Rubbish Hauling Contractors); Coordination of construction work with affected agencies 5 to 10 days prior to start of work; A traffic control plan for the streets surrounding the work area, which includes specific information regarding the project's construction and activities that would disrupt normal traffic flow; Minimizing dirt and demolition material hauling and construction material delivery during the morning and afternoon peak traffic periods, and cleaning of streets and equipment as necessary; Limiting the number of truck trips to and from the site in the event that soil 							

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Party	Compliance Verification
					Initial Date Comments
<ul style="list-style-type: none"> import/export is required Scheduling and expediting of work to cause the least amount of disruption and interference to the adjacent vehicular and pedestrian traffic flow. Weekday daytime work on City streets shall primarily be performed between the hours of 9:00 a.m. and 3:00 p.m.; Limiting queuing of trucks to onsite, and prohibition of truck queuing on area roadways; Scheduling of preconstruction meetings with City and other affected agencies to properly plan methods of controlling traffic through work areas; and Provision of off-street parking for construction workers. 					
TR-2 Construction and Operational Emergency Access Plan					
<p>Prior to issuance of building and/ or grading permits, the applicant shall submit an Emergency Access Plan and final roadway design to the County Fire Department and/or other appropriate agency for review and approval. These plans would detail how emergency access to the project would be maintained during construction and after occupancy of the proposed residences, and include measures to ensure adequate emergency access during and after project construction, such as providing signage for altered fire routes and requiring roadway construction consistent with the Los Angeles County Fire Department emergency access standards for width, slope, etc. The project applicant shall be required to implement measures identified by the Plan.</p>	<p>The applicant shall submit an Emergency Access Plan and final roadway design to the County Fire Department and/or other appropriate agency.</p> <p>The City shall verify approval of the Emergency Access Plan and final roadway design by the appropriate agency and conduct field verification to ensure the Emergency Access Plan is properly implemented.</p>	<p>Prior to receiving grading permits (submit plan and final designs)</p> <p>Prior to issuing grading permits (verify plan approval); throughout project construction (field verification)</p>	<p>Once (submit plan and final designs)</p> <p>Once (verify plan approval); periodic (field verification)</p>	<p>Applicant City of Hidden Hills</p>	

Exhibit 7