

II. CORRECTIONS AND ADDITIONS TO THE DRAFT EIR

A. INTRODUCTION

The following corrections and additions are set forth to update the Draft EIR. The Draft EIR is updated in response to (1) the revised Tentative Tract Map, as described and contained in **Section I., Summary**, of this Final EIR and (2) in response to the comments received during the 45-day public review period.

The 2nd Revised Tentative Tract Map, contained in this Final EIR, has been revised since the Draft EIR was published in July 2003 reflecting minor changes to some of the proposed lots. These changes are minor, 0.3 acre or less. For instance, the rear lots lines on Lots 20 and 21 have been extended so that they more closely line up with the rear lot lines on adjacent Lot 19. Lot 23 has been reconfigured in response to the City of Los Angeles Fire Department's (LAFD) request for additional fire department turnaround area on the lot. In summary, the proposed home lots and private streets will now be built on 25.7 acres, an increase of 0.3 acres. Lots 30 and 31 will together total be 319 acres, a decrease of 0.3 acres. The total open space acres of Lots 30, 31, and 32 combined will be 423.8, a decrease of 0.3 acres. Now, a total of 0.9 acres will be zoned from open space to residential, a decrease of 0.2 acres. Changes to acreages and zoning requests are noted below under the appropriate sections. The 2nd Revised Tentative Tract Map also shows minor changes to grading contours. The overall amounts of cut, fill, and remedial grading have not changed—only the locations.

The debris/detention basin in Bundy Canyon has been relocated 250 feet upstream from its original location as presented in the Draft EIR. This new location will minimize impacts to biological resources in Bundy Canyon to the fullest extent feasible because it avoids the more sensitive vegetation that is located at the bottom of the canyon by transferring the impact to the canyon sides further upstream. As before, the detention basin will be designed to that the flows downstream will not be changed as a result of implementation of the proposed project, including the debris/detention basin.

B. CORRECTIONS AND ADDITIONS

Changes to the Draft EIR are listed by chapter and page number. Please refer to **Section III., Comments and Responses**, for the comments on the Draft EIR that necessitated the following corrections and additions.

I. Summary

The Summary Section of the Draft EIR shall be replaced by **Section I., Summary**, of this Final EIR.

II. Project Description

D. Project Characteristics, page II-6, and continuing on page II-11 is revised as follows:

As previously described, the proposed project is located on approximately 449.5 acres. The proposed project, as presented in **Figure II-6**, would subdivide the property into 32 lots. Lots 1–29 would be created to allow development of 29 single-family homes as well as the two private roads. The homes would be built on lots varying in size from approximately 16,027 square feet (approximately 0.38 acres) to 52,924 square feet (approximately 1.2 acres). The buildable pad areas would range from 10,960 square feet (approximately 0.26 acres) to 26,473 square feet (approximately 0.6 acres) Lots 30–32 would contain the areas to be designated as permanent open space.

The proposed 29 single-family homes and private streets would be built on 25.7 acres (1,118,785 square-foot) of the 449.5-acre project area, which is immediately adjacent to the existing Mountaingate Crest and Promontory developments. The development area would account for approximately 6 percent of the total area within the tract. The permanent open space area is approximately 423.8 acres, which represents approximately 94 percent of the total tract area. The 423.8 open space acres include the closed Mission Canyon 8 Landfill, approximately 99.4 acres, and Public Facilities (PF) Zoned property, approximately 5.4 acres. Open space areas are located south, west and east of the proposed 25.7-acre development area, and west of the existing Mountaingate Crown development.

This proposed project plan is presented in **Figure II-6, Second Revised VTTM 53072**. In addition to the residential development, the project includes two sewer lift stations, a detention basin, and the associated street system. A summary of the proposed land use characteristics is presented below in **Table II-1**.

**Table II-1
Land Use Characteristics**

Use	Size
Development Area (Lots 1–29)	
Proposed Residential Lots (Lots 1–29)	22.8 acres
Proposed Private Streets	2.9 acres
Subtotal	25.7 acres
Open Space Areas (Lots 30–32)	
Lots 30–31	319 acres
Mission Canyon 8 and PF-Zoned Area (Lot 32)	104.8 acres
Subtotal	423.8 acres
Gross Project Area (area within tract)	449.5 acres
Total Number of Dwelling Units	29 units
Total Number of Lots	32 lots

Source: Psomas, 2nd Revised Tentative Tract Map No. 53072, January 30, 2004.

Figure II-6 (two sheets)

Second Revised VTTM 53072 Sheet 1

Second Revised VTTM 53072 Sheet 2

Page II-10, **Figure II-6, Second Revised Vesting Tentative Tract Map, January 30, 2004**, is revised and provided in a map pocket.

Page II-12, third and fourth paragraphs are revised as follows:

Development of the street extension, pads, and cut slopes for the Stoney Hill ridge homes would require grading of a 24.6-acre area. A total of 575,000 cubic yards of earth would be cut from a 13.3-acre area for the street extension, pads, and cut slopes in this area. As shown in **Figure IV.A-2**, 525,000 cubic yards of this cut material would be used as fill as part of the remedial grading proposed on 11.3 acres of the adjacent canyon. The remaining 50,000 cubic yards of cut earth material would be deposited adjacent to, but not within, the northern edge of the Mission Canyon 8 Landfill on a 12.8-acre area. This material would be made available to fill fissures in the landfill cover material and for other maintenance activities associated with the landfill as required by the existing landfill closure plan.

Development of the street extension, pads, and cut slopes for the Canyonback Road homes would require grading of an 18.8-acre area. A total of 480,000 cubic yards of earth would be cut from an 11.0-acre area for the street extension, pads, and cut slopes in this area. This material would be used as fill as part of the remedial grading proposed on 7.8 acres of a small canyon located immediately southeast of the Canyonback development area.

III. General Description of Environmental Setting

A. Overview of Environmental Setting, 1. Project Site and Surrounding Areas, page III-1, last paragraph, third sentence is revised as follows:

The proposed project would designate 423.8 acres of permanent open space, and development would be limited to 25.7 acres of land that included both single-family homes as well as streets located immediately adjacent to the existing 165-acre Mountaingate Community residential development.

IV. Environmental Impact Analysis

IV.A. Earth

Page IV.A-1, second paragraph, first sentence is revised as follows:

The 25.7-acre development area of the 449.5-acre project site consists of two predominantly north-south trending ridge tops with an intervening, steep-sided canyon that drains in a southerly direction to Bundy Drive, approximately 1 mile south of the project site.

Page IV.A-6, first, second and third full paragraphs are revised as follows:

The proposed development would consist of 29 single-family homes and two private roadways on 25.7 acres of land. The project also includes a designation of approximately 423.8 acres of land for permanent open space. The proposed project would incorporate all the grading and fill techniques as required by the City of Los Angeles Department of Building and Safety, Grading Division. Approximately 56.2 acres, or 12.5 percent, of the project site would require grading in order to create the planned residential pads and road elevations. Grading will generally consist of excavation of the two existing ridge areas.

Figure IV.A-2, Soil Placement Locations, shows the areas where grading will occur. Development of the street extension, pads, and cut slopes for the Stoney Hill ridge homes would require grading of a 24.6-acre area. A total of 575,000 cubic yards of earth would be cut from a 13.3-acre area for the street extension, pads, and cut slopes in this area. As shown in **Figure IV.A-2**, 525,000 cubic yards of this cut material would be used as fill as part of the remedial grading proposed on 11.3-acres of the adjacent canyon. The remaining 50,000 cubic yards of cut earth material would be deposited adjacent to, but not within, the northern edge of the Mission Canyon 8 Landfill on a 12.8 acre area. This material would be made available to fill fissures in the landfill cover material and for other maintenance activities associated with the landfill as required by the existing landfill closure plan.

Development of the street extension, pads, and cut slopes for the Canyonback Road homes would require total grading of 18.8 acres. A total of 480,000 cubic yards of earth on an 11.0-acre area would be cut for the street extension, pads and cut slopes in this area. This material would be placed over 7.8 acres in a small canyon located immediately southeast of the Canyonback development area as shown in **Figure IV.A-2**.

Figure IV.A-2.
Soil Placement Locations

Page IV.A-6, last paragraph, and continuing on page IV.A-7 is revised as follows:

The proposed remedial grading will include grading required to over excavate and recompact the earth materials in the proposed building pads, partial or complete removal and recompaction of existing landslide debris, which impact the proposed development, and construction of caissons and buttress keys and fills to stabilize landslide and natural slope areas. The proposed remedial grading will total 965,000 cubic yards. Of this, approximately 91,000 cubic yards of earth would be over excavated, 850,000 cubic yards of landslide area would be stabilized, and 24,000 cubic yards would be graded for buttress key development.

Page IV.A-7, third full paragraph, first three sentences are revised as follows:

Currently, the significant geologic-hazard at the project site is characterized by the presence of landslides, and the presence of fractured bedding conditions within the bedrock formations, as identified in existing site conditions of this Draft EIR section. Nine landslides (Qls-1 through Qls-9) have been mapped and characterized at the site. The majority of these landslides occur on the west-facing slopes and appear to have been facilitated by the pervasive, westerly-dipping foliation and/or clay seams within shear zones in the Santa Monica Slate Formation bedrock.

Page IV.A-7, third full paragraph, second sentence is revised as follows:

There are nine landslides (Qls-1 through Qls-9) and two large areas of slumping/possible landslide within the proposed 25.7-acre development area.

Page IV.A-7, third full paragraph, is revised to delete footnote references 3 and 4.

Page IV.A-8, **Figure IV.A-2, Soil Placement Locations**, is revised and is presented following this page.

Page IV.A-9, **Mitigation Measure 2** is revised as follows:

2. During grading, the following tests shall be performed:
 - Fill compaction tests (to verify the compaction recommendations for the placement of engineered fills, as per City of Los Angeles requirements).
 - Sulfate content tests (to verify the recommendations for the sulfate content of soils within building pads).

- Expansivity tests (to verify the recommendations for expansion potential values to be used for design, or to provide select, lower expansion potential materials).

Page IV.A-11, **Mitigation Measure 14** is revised as follows:

14. Subdrains should be placed on a clean bedrock surface in canyon and buttress keyway bottoms prior to fill placement, and constructed in accordance with the recommended guidelines provided in the geotechnical investigation report prepared for the proposed project. Subdrain pipes ranging from 6 to 8 inches in diameter (8 inch for longer runs) should extend to within 15 feet vertically of finished grade. Proposed subdrain locations have been provided within the report, but are subject to amendment based upon conditions encountered during grading. Backdrains will be constructed on the backcuts of the proposed buttress.

Page IV.A-12, **Mitigation Measure 18** is revised as follows:

18. Import fill (if any) should be similar to on-site materials, and shall be subject to approval by the project geotechnical consultant prior to hauling to the site.

Page IV.A-13, **Mitigation Measure 22** is revised as follows:

22. The caisson-supported design system for this project is being developed for four separate areas within the proposed development. The caissons will be used to support Lots 28, 29, 22, and the last three existing residential structures adjacent to the subject tract at the existing terminus of Stoney Hill Drive. The depth to the failure surface, which is the retained height of material, is approximately 30–40 feet for Lot 28, and 20 feet for Lots 29, 22, and the three existing structural residential units at the current terminus of Stoney Hill Road.

The proposed caissons are recommended to have a minimum embedment depth of 10 feet below the anticipated future surface. The caissons should be a minimum of 2 feet in diameter and installed at a minimum center-to-center spacing of 3 times the diameter of the caissons, maximum spacing should range between 6–10 feet; on-site soils will arch between piles of this maximum spacing. The installation of the caissons is critical to ensure successful resistance.

Page IV.A-13, **Mitigation Measure 23** is revised as follows:

23. Pile hole drilling shall be observed by the geotechnical consultant during construction to verify that the piles are embedded in suitable materials, and are drilled to the expected embedment

depths in those materials. An uncased pile excavation shall not be performed adjacent to a recently cast pile until the concrete in the recently cast pile has set.

Page IV.A-16 is revised to add the following additional mitigation measures:

Additional Mitigation Measures

41. Prior to recordation of the final map, a grading permit shall be obtained.
42. Prior to issuance of a grading permit, a supplemental report concerning review of the 40-scale grading plan shall be submitted to the Grading Division of the Department of Building and Safety for approval.
43. The supplemental report shall include an additional geologic investigation for Lots 7–11 to determine the extent and mitigation for the unsupported foliation planes.
44. The supplemental report shall contain recommendations for providing a minimum factor of safety of 1.5 for Lot 7.
45. The supplemental report shall include detailed recommendations for limiting infiltration of water into the slopes and fractured rock from the building pads and all graded areas, including west of Lot 28.
46. The supplemental report shall include a summary of the pile/caisson design requirements.
47. Prior to the issuance of any permit, the property owners shall file a notarized covenant and agreement with the Office of the Los Angeles County Recorder, acknowledging the potential for future landsliding on Lots 30, 31, and 32, and agreeing that the ownership of the lots and/or the responsibility for any future slope stabilization/repairs will not be transferred to the Homeowners Association as part of this subdivision process. (Note: The completed form must be approved by the Grading Division of the Department of Building and Safety prior to being recorded.) (Section 7016.4.3 of the 2002 City of Los Angeles Building Code.)
48. In the event that there are any conflicts between the conditions herein and conditions of approval from the Geology and Soil Engineering Section of the Bureau of Engineering, Department of Public Works, then the most stringent conditions shall apply.

49. All recommendations of the reports dated March 18, 2003, September 20, 2004, December 17, 2004, and January 18, 2005 prepared by Leighton and Associates, Inc., which are in addition to or more restrictive than the conditions contained in **Mitigation Measures 41** through **58** shall be incorporated into the plans.
50. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (Section 7006.1 of the 2002 City of Los Angeles Building Code)
51. All new graded slopes shall be no steeper than 2:1.
52. Cut pads and cut portions of transition pads shall be overexcavated a minimum of 5 feet below the planned grade and replaced with compacted fill, as recommended.
53. Retaining walls up to 15 feet in height and with a level backfill shall be designed for a minimum EFP of 30 PCF, as recommended.
54. The dwellings shall be connected to the public sewer system. (Los Angeles Department of Building and Safety Information Bulletin PBC 2001-27)
55. All roof and pad drainage shall be conducted to the street in an acceptable manner. (Section 7013.10 of the 2002 City of Los Angeles Building Code)
56. Landslides 6, 8, and 9, as shown on the geotechnical map in the geologic and soil engineering reports, shall be removed and replaced as certified compacted fill.
57. Soldier piles/caissons shall be constructed for protection of Lots 22, 28, 29, and the extension of Canyonback Road, at the location as shown on "2nd Revised Detail Vesting Tentative Tract Map No. 53072," of the report dated December 17, 2004.
58. Soldier piles shall be designed for a minimum EFP of 37.5 PCF, as recommended on Plates GI to G3 of the report dated March 18, 2003. Total lateral load on piles shall be computed by multiplying designed EFP by pile spacing.

IV.C Water

Page IV.C-1, first paragraph, two sentences are added at the end as follows:

The hydrology analysis was revised by Psomas in January 2005 at the request of the Los Angeles County Department of Public Works. The revised analysis is provided in **Appendix A** of the Final EIR.

Page IV.C-1, second paragraph, second line is revised as follows:

Of the project site, 25.7 acres are intended for development.

Page IV.C-2, **Table IV.C-1**, is revised as follows:

Table IV.C-1
Existing Site Development Area Hydrology

Location	Acreage	Q50 Clear (cfs)	Q50 Bulked (cfs)	Debris Production (cy)
Sub-areas A-1 and A-2	79.6	182	234	8,256
Sub-areas B	1.25	8	n/a	n/a

Source: Psomas, January 2005
cfs = cubic feet per second; cy = cubic yards, n/a = not applicable.

Page IV.C-3, **Figure IV.C-1, Existing Bundy Canyon Hydrology**, is revised and is presented following this page.

Page IV.C-9, **Figure IV.C-2, Proposed Hydrology and Storm Drain System**, is revised and is presented following this page.

Page IV.C-11, last paragraph, second sentence is revised as follows:

The Mandeville and Sepulveda Canyons would experience a reduction in peak flow due to a portion of their drainage areas being diverted to the proposed project storm drain.

Page IV.C-12, **Table IV.C-2**, is revised as follows:

Table IV.C-2
Comparison of Pre- and Post-Development Site Hydrology

Location	Acreage	Q50 Clear (cfs)	Q50 Bulked (cfs)	Debris Production (cy)
Existing Flow to Bundy Canyon	79.6	182	234	8,256
Proposed Flow to Bundy Canyon	90.7	226	279	7,234

Source: Psomas, January 2005
 cfs = cubic feet per second; cy = cubic yards.
 Does not include hydrology Region B

IV.D Plant Life

Page IV.D-1, last paragraph, the following has been added after the second sentence:

Impact Sciences’ biologists conducted additional botanical surveys in Fall 2003 and January 2004.

Page IV.D-4, first full paragraph, last sentence, is revised as follows:

Approximately 8.9 acres of the project site supports non-native grassland/disturbed coastal sage scrub vegetation.

Page IV.D-5, **Figure IV.D-1, Locations of Plant Communities, Coast Live Oaks and Western Sycamores**, is revised and is presented following this page.

Page IV.D-11, first full paragraph, fifth sentence is revised as follows:

As riparian resources, portions of the riparian woodland and the accompanying drainage channel in Bundy Canyon fall under U.S. Army Corps of Engineers (ACOE) and California Department of Fish and Game (CDFG) regulatory jurisdiction.

Figure IV.C-1
Existing Bundy Canyon Hydrology

**Figure IV.C-2,
Proposed Hydrology and Storm Drain System**

Figure IV.D-1

Locations of Plant Communities, Coast Live Oaks and Western Sycamores

Page IV.D-13, second full paragraph is revised as follows:

A jurisdictional delineation (provided in Appendix D of the Draft EIR) was conducted by Impact Sciences, utilizing aerial photography (March 11, 2002), and indicated that approximately 2.51 acres of “waters of the U.S.” and 9.40 acres of streambeds and riparian corridors as defined by the ACOE and the CDFG respectively, are present on the project site and subject to the regulatory jurisdiction of these and other agencies.

Page IV.D-14, second full paragraph, is revised as follows:

Direct Project Impacts

According to Vesting Tentative Tract Map 53072, dated January 30, 2004, the proposed project would add 29 dwelling units and associated infrastructure to the existing Mountaingate community of approximately 300 residential units. A total of 58.8 acres of land would be impacted by grading and fuel modification activities associated with project site development. The proposed development envelope, which includes residential lots and streets and associated graded areas as well as infrastructure, encompasses approximately 43.4 acres, and approximately 15.4 acres would be impacted by fuel modification activities. The total loss of approximately 58.8 acres of plant communities includes the permanent loss of 27.1 acres: 25.7 acres of streets and lots, 0.5 acre for the debris/detention basin, and 0.9 acre for the maintenance road to the debris/detention basin. The permanent loss of 27.1 acres is considered a significant impact. The loss of the remaining 31.7 acres, which includes 16.3 acres impacted by grading and 15.4 acres impacted for fuel modification, is considered a temporary, short term impact, as implementation of the mitigation measures described below will minimize the loss. The fuel modification area will have reduced value due to thinning and clearing.

Page IV.D-15, first full paragraph, is revised as follows:

Non-Native Grassland

Project implementation would result in the direct loss of approximately 7.8 acres, (83 percent) of non-native grassland vegetation. As previously stated, non-native grassland vegetation is typically composed of introduced annual grasses and forbs, and is often associated with disturbed areas. Other than coast live oak trees, no special-status plant or animal species were observed in the non-native grasslands on the project site. Non-native grasslands provide foraging habitat for a number of species, several of which occur or are expected to occur on the project site. However, because this community is fairly common in the region, has a relatively low habitat value, and because a relatively small amount would be impacted, the loss of approximately 7.8 acres of non-native grasslands is not considered a substantial loss of habitat

and is not expected to substantially affect special-status species populations in the region. Therefore, this loss is not considered a significant impact.

Page IV.D-15, **Table IV.D-3** is revised as follows based on revised VTTM 53072 dated January 30, 2004:

Table IV.D-3
Direct Impacts to Vegetation on the Project Site

Plant Community	Acres Impacted within Grading Envelope	Acres Impacted for Fuel Modification	Total Acres Impacted	Acres Not Impacted	Total Acreage Present
Non-Native Grassland	7.6	0.2	7.8	1.6	9.4
Non-Native Grassland/ Disturbed Coastal Sage Scrub	7.8	1.1	8.9	0.0	8.9
Coastal Sage Scrub	0.9	0.3	1.2	25.5	26.7
Coastal Sage-Chaparral Scrub	1.5	0.0	1.5	56.3	57.8
Chaparral	16.4	13.0	29.4	204.7	234.1
California Walnut Woodland	1.4	0.6	2.0	4.2	6.2
Chaparral/California Walnut Woodland	4.4	0.0	4.4	11.8	16.2
Southern Mixed Riparian Woodland	3.1	0.0	3.1	7.0	10.1
Mixed Woodland	0.3	0.2	0.5	7.6	8.1
Disturbed				14.1	14.1
Ornamental	0.0			57.9	57.9
TOTAL	43.4	15.4	58.8	390.7	449.5

Notes:

1. Final acres of each significantly impacted community will be determined based on the final approved grading plan.
2. The potential 12.8-acre balance site proposed adjacent to the northern edge of the Mission Canyon 8 landfill is within the Ornamental community, and this impact is not considered significant.

Page IV.D-15, last paragraph, is revised as follows:

Non-Native Grassland/Disturbed Coastal Sage Scrub

Implementation of the proposed project would impact 8.9 acres of non-native grassland/disturbed coastal sage scrub vegetation. As this community generally occurs in areas that have been disturbed by grading, disking, or livestock grazing. Therefore, this loss is not considered a significant impact.

Page IV.D-16, first paragraph, is revised as follows:

Coastal Sage Scrub

Project implementation will result in the direct loss of approximately 1.2 acres (4.5 percent) of coastal sage scrub vegetation on the site. While this community typically provides habitat for several special-status plant and animal species including Plummer's mariposa lily, many-stemmed dudleya, and Davidson's bush mallow, no special-status species were observed within this community on the site during field surveys. The coastal sage scrub vegetation on the site is relatively isolated, with no larger contiguous patches of this community in the site vicinity. The loss of 1.2 acres would not be considered a significant reduction in a locally designated natural habitat or plant community; therefore, it would not be considered a significant impact.

Page IV.D-16, second paragraph, is revised as follows:

Coastal Sage-Chaparral Scrub

Implementation of the proposed project will impact 1.5 acres (2.6 percent) of coastal sage / chaparral scrub vegetation on the site. This vegetation community provides habitat for a variety of plants and animals in the region; however, the loss of 1.5 acres does not represent a significant loss of this type of vegetation on the site or in the region and would not be considered a significant impact.

Page IV.D-16, third paragraph, is revised as follows:

Chaparral

Project implementation would result in the direct loss of approximately 29.4 acres (12.6 percent) of chaparral vegetation on the site. The mixed chaparral vegetation on the site contains one coast live oak tree, and it is expected that some Southern California black walnut trees are scattered within this community. In addition, San Diego desert woodrats, a special-status species, were captured within this community during the small mammal live-trapping effort. Chaparral is a relatively common plant community throughout Southern California and is not considered of special status or declining by resource agencies. However, because of the relatively high quality of the habitat, the quantity impacted, and the presence of a special-status species, the loss of approximately 29.4 acres of chaparral is considered a significant impact.

Page IV.D-16, last paragraph and continuing on page IV.D-17, is revised as follows

California Walnut Woodland

Project implementation would result in the direct loss of approximately 2.0 acres (32.3 percent) of California walnut woodland vegetation located on the project site. California walnut woodland is considered a special-status community by the CDFG, and has been substantially reduced by development in the Los Angeles region. The woodlands provide an important vegetation structure and composition that supports numerous species of plants and wildlife. The California walnut woodland vegetation on the site supports two special-status plants: the Southern California black walnut and coast live oak. In addition, this community provides habitat for other special-status species.

Because of the overall sensitive nature of walnut woodland vegetation, and because it supports special-status plant species, the loss of approximately 2.0 acres of this habitat on the site is considered a substantial loss of a special-status plant community and could substantially affect special-status species populations. Therefore, this loss is considered a significant impact.

Page IV.D-17, second paragraph, is revised as follows:

Mixed Chaparral/California Walnut Woodland

Project implementation would result in the direct loss of approximately 4.4 acres (27.2 percent), of mixed chaparral/California walnut woodland vegetation present within the project site. This community contains scattered California black walnut trees and one coast live oak tree, both special-status tree species. In addition, this community provides habitat for several other special-status plant and animal species. Because of the overall sensitive nature and high biological value of this vegetation, and because it supports special-status plant species, the loss of 4.4 acres of this habitat on the site is considered a substantial loss of a special-status plant community and could substantially affect special-status species populations. Therefore, this loss is considered a significant impact.

Page IV.D-17, last paragraph, last paragraph is revised as follows:

Southern Mixed Riparian Woodland

The proposed project would result in the direct removal of 3.1 acres (30.7 percent) of southern mixed riparian woodland present on the site. Southern mixed riparian woodland is considered a special-status

community by the CDFG, and has been substantially reduced by development in the Los Angeles region. Approximately 1.3 acres of this community and its accompanying drainage channel in Bundy Canyon are under the regulatory jurisdiction of the CDFG and/or the ACOE. The southern mixed riparian woodland vegetation affected by the project is considered to be of high biological value due to its structural diversity and high biological diversity. This habitat on the site supports two special-status tree species: the Southern California black walnut and the coast live oak. In addition, this community provides habitat for other special-status plant and animal species. Because 1.3 acres are under the jurisdiction of the CDFG and/or the ACOE, Southern mixed riparian woodland is considered a special-status community by the CDFG, and because it supports special-status plant species, the loss of 3.1 acres of this plant community is considered a significant impact.

Page IV.D-18, first paragraph, is revised as follows:

Mixed Woodland

Project implementation would result in the direct loss of approximately 0.5 acre (6.2 percent) of mixed woodland. The mixed woodland contains a mixture of exotic and native species. Native species include California black walnut, which are not considered to be a special-status species. The mixed woodland community is not known to support any special-status plant and/or animal species. In general, this community, which is dominated by non-native plant species, is considered to be of low biological value.

Page IV.D-18, last paragraph, first sentence, is revised as follows:

Coast live oak. Based on a review of the preliminary grading plan, all five existing coast live oak trees will be removed by project implementation.

Page IV.D-22, last paragraph, is revised as follows:

On-Site Drainages and Riparian Habitats

Project implementation would result in the direct fill of a portion of the on-site drainages. A portion of the Bundy Canyon drainage would then be re-contoured and re-vegetated and a debris/detention basin would be installed near the middle portion of the drainage within the property boundary. The estimated total of ACOE jurisdictional "waters of the U.S." impacted as a result of the project implementation is approximately 0.2 acre, or approximately 2,422 linear feet of ACOE jurisdictional waters. An estimated 1.3 acres of CDFG jurisdictional streambed will be impacted as a result of implementation of the

proposed project. These acreage figures are based on analysis of aerial photographs (March 11, 2002) of the project site. Any modification to these streambeds will require permits and/or certifications to be obtained from the ACOE, CDFG, and the RWQCB prior to construction activities.

IV.D-25, second full paragraph is revised as follows:

Cumulative Impacts

The proposed project is located within a portion of the eastern Santa Monica Mountains, which has become increasingly urbanized. Ongoing urban development in this region has resulted in the cumulative loss of open spaces, which support natural vegetation. This trend will likely continue, further reducing the botanical resources of the region, including both common and special-status plant species and animal species. Sensitive plant communities such as coastal sage scrub, mixed riparian, and walnut woodland are considered of high biological value and provide habitat for a variety of common and special-status plants and animals. The loss of these plant communities and the filling of the drainages on the site would contribute to the regional loss of high value biological habitat, which would be considered a significant cumulative impact.

Pages IV.D-25 through IV.D-31, **Mitigation Measures 1** through **7** are revised and a new mitigation measure is inserted and identified as **Mitigation Measure 6**, as follows:

1. **Habitat Restoration, Management, and Monitoring Plan**

To serve as the guiding plan for all restoration planting, a Habitat Restoration, Management, and Monitoring Plan (HRMMP) shall be developed by the applicant for plant communities and riparian and drainage areas that will be impacted by the project. The plan shall be consistent with the terms and conditions set forth in the various permits, certifications, and agreements issued by the appropriate jurisdictional agencies and should be prepared by a qualified habitat restoration biologist, as approved by the City. The HRMMP shall include, at a minimum, the following sections:

- a. A Planting Palette, at a minimum, that lists all appropriate native plants to be included in all mitigation areas. The planting palette shall be developed by a qualified biologist and approved by the CDFG.
- b. Procedures regarding the removal of non-native vegetation, planting of native vegetation, translocation of trees, planting of container stock, irrigation, and equipment use.
- c. Maps that illustrate the specific location of mitigation.

- d. Procedures outlining monitoring and maintenance activities including frequency and timing of monitoring visits, plant maintenance (i.e., pruning), and irrigation maintenance.
- e. Specific criteria that will specify what goals must be accomplished at each mitigation area before the mitigation is deemed a success.
- f. Adaptive Management actions that will specify what actions will be taken in the event success criteria are not met.
- g. The specific funding obligations by the applicant that will be required to successfully carry out all procedures outlined in the HRMMP.
- h. The plan shall incorporate the following specific mitigation standards and monitoring actions specified in **Mitigation Measures 2** through **7** as minimum standards.

Upland Habitats

Chaparral

2. The mitigation standard to be achieved is a “no net loss” of chaparral habitat in terms of acreage and overall value. The loss of chaparral habitat through development will be mitigated by replacement of habitat that is comparable in size and quality on site or within the local area.

Enhancement measures to improve the biological value of chaparral on site by supplemental planting shall take place in areas determined to be of low or moderate value. Seed stock and container stock of chaparral species, consistent with planting palette guidelines set forth in the HRMMP, shall be planted in disturbed portions of remaining chaparral habitat on site or in the area. A study shall be conducted to determine the on site potential for chaparral mitigation. If no on site opportunities exist, off site mitigation can be achieved. If off site mitigation is utilized, an agreement with the land management organization and all associated fees related to that agreement must be approved prior to the issuance of the grading permit.

California Black Walnut Woodlands

3. The mitigation standard to be achieved is a “no net loss” of coastal sage – chaparral scrub habitat in terms of acreage and overall value. The loss of California black walnut woodland habitat through development will be mitigated by replacement of habitat that is comparable in size and quality on site or within the local area.

Enhancement measures to improve the biological value of California black walnut woodland on site by supplemental planting shall take place in areas determined to be of low or moderate

value. Seed and container stock of California black walnuts, consistent with planting palette guidelines as developed in the HRMMP, shall be planted in on-site mitigation areas, or approved sites in the region. Based on analysis of the site, there appears to be enough room to mitigate for the California black walnut woodlands on site.

Mixed Chaparral and California Black Walnut Woodlands

4. The mitigation standard to be achieved is a “no net loss” of mixed chaparral and California black walnut woodland habitat in terms of acreage and overall value. The loss of California black walnut woodland habitat through development will be mitigated by replacement of habitat that is comparable in size and quality on site or within the local area.

Enhancement measures to improve the biological value of mixed chaparral and California black walnut woodland on site by supplemental planting shall take place in areas determined to be of low or moderate value. Seed stock and container stock of chaparral species and California black walnuts, consistent with planting palette guidelines set forth in the HRMMP, shall be planted in on site mitigation areas, or approved sites in the region. Based on analysis of the site, there appears to be enough room to mitigate for the mixed chaparral and California black walnut woodlands on site.

Regulated Oak Trees

5. To mitigate the loss of coast live oak trees, a tree replacement program shall be developed by the applicant for review and approval by the City. The plan shall include the replacement of these trees in appropriate locations within the remaining open space area. Based on analysis of the site, there appears to be enough room to mitigate for the oak trees on site. The following guidelines are described in City of Los Angeles Oak Tree Ordinance (Los Angeles Municipal Code Chapter IV, Article 6 Section 46.00 Oak Trees effective April 12, 1980):

- Oak trees shall be replaced at a ratio of 2 trees:1 impacted tree;
- Each removed tree shall be replaced with at least two 15-gallon or larger container specimens measuring 1 inch or more in diameter, and not less than 7 feet in height measured from the base. The size and number of replacement trees shall approximate the value of the tree to be replaced and in appropriate locations in coordination with the City;
- All other permit conditions of the City of Los Angeles Oak Tree Ordinance shall also be implemented with respect to replacement of oak trees;
- The source of acorns and container stock (if used) should be local;

- Guidelines for preserving the remaining oak trees within the project development envelope shall also be included in the final replacement plan; and
- All plantings shall be done in accordance with the HMMRP or as otherwise required by the City.

Jurisdictional Drainages and Riparian Habitats

ACOE and CDFG Jurisdictional Drainages

6. The loss of ACOE jurisdictional “waters of the U.S.” and CDFG jurisdictional streambeds through development shall be mitigated to achieve no net loss of area or functions of these resources. Any modification to these streambeds will require permits and/or certifications to be obtained from the ACOE, CDFG, and the RWQCB prior to construction activities.

Impacts to jurisdictional waters or streambeds may be mitigated with the enhancement, preservation, restoration, or creation of in-kind, in-place waters and associated habitat. Typically, mitigation ratios for the loss of jurisdictional resources vary from agency to agency. However, these ratios are subject to increases or decreases depending on the quality and function of the jurisdictional resource being impacted. These ratios are likewise affected by the mitigation methods agreed upon by the agencies and the developer.

Southern Mixed Riparian Woodlands

Proposed project implementation will result in impacts to southern mixed riparian woodlands habitat occurring on the project site. Those acres of southern mixed riparian woodlands that occur within CDFG or ACOE jurisdictions would be mitigated as per **Mitigation Measure 6**, above. Measures to mitigate the remaining impacted southern mixed riparian woodlands habitat, considered a CDFG special-status community, are discussed below.

7. The impacts to southern mixed riparian woodland, based on the final approved grading plan, will be mitigated by restoring or preserving southern mixed woodlands on site or within the region to achieve no net loss of area or functions of this plant community.

In order to improve the biological value southern mixed woodland on site sufficient hydrology may be present or restored to support supplemental plantings, which shall be installed in the mitigation areas on site or in the area. Seed stock and container stock of southern mixed riparian

woodland species, consistent with the planting palette guidelines set forth in the HRMMP, shall be planted in on-site mitigation areas, or approved sites in the region.

A monitoring plan for the southern mixed riparian woodland mitigation shall be approved by CDFG, the City Planning Department, and other permitting agencies, and included in the HRMMP. At a minimum, the plan shall include quarterly monitoring by a qualified biologist for the first three years, and on an annual basis for two following years. During each monitoring visit, hand removal of non-native vegetation will be conducted within the mitigation area. Approved success criteria shall be based on an overall percentage of vegetation cover (at least 75 percent) and percentage of non-native plant species (less than 10 percent) consistent with on-site high quality southern mixed riparian woodland. Contingency actions will include supplemental plantings of native seed and/or container stock until success criteria have been met.

IV.E Animal Life

Page IV.E-5 is revised to delete the paragraph regarding the Coast Range newt.

Page IV.E-10, first full paragraph is revised as follows:

Direct Project Impacts

According to Vesting Tentative Tract Map 53072, dated January 30, 2004, the proposed project would add 29 dwelling units and associated infrastructure to the existing Mountaingate Community of approximately 300 residential units. The total loss of approximately 58.8 acres of plant communities includes the permanent loss of 27.1 acres: 25.7 acres of streets and lots, 0.5 acre for the debris/detention basin, and 0.9 acre for the maintenance road to the debris/detention basin. The permanent loss of 27.1 acres is considered a significant impact. The loss of the remaining 31.7 acres, which includes 16.3 acres impacted by grading and 15.4 acres impacted for fuel modification, is considered a temporary, short term impact, as implementation of the mitigation measures identified in **Section IV.D, Plant Life**, will minimize the loss. The fuel modification area will have reduced value due to thinning and clearing. Impacts with respect to both common and special-status wildlife species are discussed below.

Page IV.E-12 is revised to delete the paragraph regarding the Coast Range newt.

Page IV.E-16, first and second paragraphs, are revised as follows:

As previously discussed, each of the vegetation communities on the project site provides habitat for a variety of common wildlife species and some special-status species. When viewed individually, the loss of each of the wildlife habitat area (vegetation community) on the project site may not represent a substantial loss of wildlife habitat. However, most wildlife species depend on a variety of habitat types to meet various ecological and life history requirements (i.e., food, shelter, nesting). When considered together, the permanent loss of wildlife habitat on the site is approximately 27.1 acres. This represents a net loss of wildlife habitat that cannot be entirely replaced at the same qualitative and quantitative level.

With respect to region-wide development, the proposed project is located in a portion of the eastern Santa Monica Mountains which has become increasingly urbanized. Ongoing urban development in this region has resulted in removal, fragmentation, and disruption of natural vegetation communities that serve as cover, foraging, and breeding habitat for both common and special-status wildlife species. This trend will likely continue in the future, further reducing and fragmenting wildlife habitat in region. The permanent loss of approximately 27.1 acres of valuable wildlife habitat on the site, together with the ongoing loss of this habitat in the region, represents a substantial loss of wildlife habitat. Because of the relatively high value of this habitat for wildlife species, and in accordance with Section 15355(a) of the CEQA *Guidelines*, this loss is considered a significant cumulative impact of the project.

Page IV.E-17, **Mitigation Measure 2** is revised as follows:

Special-Status Amphibians and Reptiles

2. Immediately prior to construction or grading activities, or as these activities are commencing, a survey shall be conducted by a qualified biologist to determine if individuals of the Coastal western whiptail occur within the construction or grading zone. If located, individuals of this species, or any other special-status reptile or amphibian species observed during the survey, shall be captured and translocated unharmed into areas of appropriate habitat (either on or immediately off site) that are not subject to disturbance.

Page IV.E-19, second paragraph, is revised as follows:

The total loss of approximately 58.8 acres includes the permanent loss of 27.1 acres: 25.7 acres of streets and lots, 0.5 acre for the debris/detention basin, and 0.9 acre for the maintenance road to the

debris/detention basin. The permanent loss of 27.1 acres is considered a significant impact. An additional 15.4 acres would be impacted by fuel modification activities, such as thinning and clearing which would reduce the value of this area. Finally, 16.3 acres would be temporarily impacted by grading activities, but would be revegetated. Implementation of the mitigation measures identified in **Section IV.D, Plant Life**, will mitigate impacts to plant communities.

IV.H Land Use

Page IV.H-5, first full paragraph, second sentence is revised as follows:

Of the proposed 25.7-acre residential lot and street area, 24.8 acres are designated for Minimum Density Residential uses with a corresponding zone of RE-40.

Page IV.H-6, second paragraph, first sentence is revised as follows:

The proposed development area for residential lots and private roadways is 25.7 acres.

Page IV.H-8, last paragraph and continuing on page IV.H-9 is revised as follows:

Community Plan Land Use and Zoning Designation

The proposed project includes a Major Plan Review application, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.8. This entails a request for approval of a General Plan Amendment and a zone change in order to achieve consistency in land use zoning designations for the property. Although the proposed project area is approximately 449.5 acres in size, the proposed development area is only 25.7 acres. Approximately 24.8 acres of the proposed development area is currently designated for Minimum Density Residential land uses (0.5 to 1 dwelling unit per net acre). The corresponding zone for this area is RE 40-1-H (Hillside Residential Estate) with a minimum lot area of 40,000 square feet). Allowable uses under the RE 40-1-H Zone include one-family dwellings, parks, playgrounds, community centers, and truck gardening. The remaining 0.9 acre of the proposed development area is designated for Open Space land use, with corresponding zone of [Q] A1-1. Although the A1-1 Zone allows residential uses, the proposed residential uses would not be consistent with the open space designation for the site. As shown in **Figure IV.H-1**, 0.6 acre of land zoned as [Q] A1-1 is located on the Canyonback ridge, while 0.3 acres is located on the Stoney Hill ridge. These portions of the proposed lots that are currently designated for Open Space land uses and zoned [Q] A1-1, would be -amended to Very Low I Density Residential land use designation and rezoned with a corresponding RE 20-1-H Zone.

The vast majority of the project area originally approved for development, approximately 158.1 acres, is designated Minimum Density Residential land use with a corresponding RE-40-1-H Zone. Of this area, 133.3± acres zoned as RE-40-1-H would be rezoned to [Q] A1-1 to be consistent with the intended open space set aside as part of the proposed project.

The remaining 24.8 acres of RE-40-1-H within the project area, which includes the proposed development area, would be rezoned as RE-20-1-H and designated for Very Low I Density Residential Land Use. The RE-20-1-H zoning for the project area allows minimum 20,000-square-foot lots. It should be noted that the project would develop less area than allowed under the existing zone, which would reduce the overall grading and physical land impacts resulting from project development. Additionally, this would allow all the residential lots to be included under one zoning category that facilitates consistency between the Community Plan land use designation and zoning for the site. No significant impacts would result from project implementation.

Page IV.H-10, last paragraph, is revised as follows:

Currently, 24.8 of the 158.1 acres of the project area designated as Minimum Density Residential (RE 40-1-H) are proposed for development and require the application of the slope density formula where $D=(50-S)/35$ in hillside areas. Proposed for development are 0.9± acre of the 286 acres designated as Open Space ([Q] A1-1). A zone change from RE 40-1-H and [Q] A1-1 to RE-20-1-H, with a corresponding general plan amendment from Minimum Density Residential and Open Space land uses to Very Low I Density Residential land use is requested as part of the project. This would allow for all residential lots to be included under one zoning category, minimize grading and ensure consistency between the Community Plan land use designation and zoning for the site. The RE-20-1-H Zone allows development at a density of 1 dwelling unit per 20,000 square feet. Although the proposed RE-20-1-H Zone density is greater than that which is allowed under the existing RE 40-1-H designation, the proposed density of the project would not be altered as a result of the zone change as the site is ultimately governed by the hillside area slope density formula. It should be noted that the hillside density restriction is consistent with the density limitations established in the Minimum Density Residential land use classification, which is less than the Low Density Residential classification. At completion, the density of the project would be 1 dwelling units per 15.5 acres (1 unit per 675,180 square feet) for the entire project. Therefore, the proposed project is consistent with the objectives listed earlier as the site would be maintained for residential uses at a density consistent with the Minimum Density Residential land use average. No significant impacts would result.

Page IV.H-11, **Figure IV.H-1, Plan Amendment and Zone Change Map**, is revised and is presented following this page.

Page IV.H-12, first paragraph, second sentence is revised as follows:

The 25.7-acre development project would be located on the Canyonback and Stoney Hill ridges at the terminus of two existing roadways that lead north to the existing Mountaingate Community.

Page IV.H-12, second paragraph, first sentence is revised as follows:

The project, as proposed, would cluster the single-family homes within a 25.7-acre area immediately adjacent and contiguous to the existing Crest and Promontory residential areas in the Mountaingate Community.

Page IV.H-13, first paragraph, second sentence is revised as follows:

The housing product for the project would include 29 single-family homes and two private streets on 25.7 acres of the 449-acre project site.

IV.O.1 Fire

Page IV.O-4, first full paragraph and fire station information is revised as follows:

The LAFD operates three stations within the general vicinity of the project site. These three stations would provide initial response to service calls from the project site. The station addresses, manpower and equipment, and distances from the southern terminus of Stoney Hill Road are as follows:

- Fire Station No. 108
12520 Mulholland Drive
Beverly Hills, CA 90210
Single Engine Company
Staffing – 4
Distance to project site – 5.5 miles
- Fire Station No. 99
14145 Mulholland Drive
Beverly Hills, CA 90210
Single Engine Company
Staffing – 4
Distance to project site – 4.38
- Fire Station No. 109
16500 Mulholland Drive
Los Angeles, CA 90049
Single Engine Company
Staffing – 4
Distance to project site – 2.95

Figure IV.H-1
Plan Amendment and Zone Change Map

Page IV.O-4, footnote number 2 is revised as follows:

Alfred B. Hernandez, Assistant Fire Marshal, Bureau of Fire Prevention and Public Safety, City of Los Angeles Fire Department, Letter to the City Planning Department in response to the project Draft EIR, August 31, 2003.

Page IV.O-10, **Figure IV.O.1-1, Location of Fire and Secondary Access Road on Landfill** is revised to show Fire Station No.108 and is presented, following.

Page IV.O-14 through IV.O-20, **Mitigation Measures 1** through **68** are revised as follows:

1. The Tentative Tract Map and Conceptual Fire Protection/Vegetation Management Plan shall be submitted to the LAFD, Los Angeles Department of Building and Safety, and to the Los Angeles Department of Water and Power for review and approval prior to approval of the Final Map.
2. Submit plot plans for LAFD approval of access and fire hydrants.
3. The proposed project shall comply with all applicable state and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles.
4. This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
5. Prior to issuance of occupancy permits for the proposed project, the perimeter of the entire development area shall have a minimum 200-foot clearance from brush to structure. Irrigation of any existing natural slope areas where brush is thinned as part of the fuel modification program is not required. Manufactured slopes will be replanted as required by the City with an emphasis on using drought tolerant native plants to minimize irrigation requirements. Required fuel modification areas will be maintained by individual homeowners, the proposed HOA, or the owners of the property on which these areas are located to ensure these areas are maintained in accordance with applicable requirements.

6. Within the developed area, including the 200-foot zone, the following vegetation shall be prohibited:

- Conifers,
- Cypress,
- Juniper,
- Acacia,
- Palm,
- Eucalyptus, or
- Pampas grass.

7. Within the developed area of the project, including the 200-foot zone, the following shrubs shall be prohibited:

- Chamise (*Adenostoma fasciculatum*),
- Buckwheat (*Erigonum*),
- Manzanita* (*Arctostaphylos* sp.),
- Sage (*Artemesia* sp.),
- Poison Oak (*Rhus diversiloba*), or
- Laurel sumac* (*Rhus laurina*).

* *Manzanita and Laurel sumac may be allowed in common areas on 30-foot centers, pruned up 3 feet from ground.*

8. Within the development area, all irrigated seasonal shrubs and ornamental vegetation shall be allowed, with the exception of those identified in **Mitigation Measures 6** and **7**. Recommended native shrubs include:

- Lemonade berry (*Rhus integrifolia*),
- Sugarbush (*Rhus ovata*),
- Ceanothus (sp. *C. spinosis*, *C. crassifolius*, *C. megacarpus*, and *C. oliganthus*),
- Holly leaf cherry (*Prunus ilicifolia*),
- Choke cherry (*Prunus virginiana*),
- Mountain mahogany (*Cercocarpus montanus*), and
- Toyon (*Heteromeles arbutifolia*).

Figure IV.O.1-1

Location of Fire and Secondary Access Road on Landfill

9. Unless paved or planted and irrigated, all private driveways shall be clear of all combustible material 10 feet on each side of the driveway. The only non-irrigated planting allowed are trees from the following tree palette:

- Coastal live oak (*Q. agrifolia*),
- Sycamore (*Plantus recemosa*),
- Walnut (*Juglans californica*),
- California laurel (*Umbellularia californica*),
- Jacaranda (*Jacrandia mimosifilia*),
- Holly leaf cherry (*Prunus illicifolia*),
- Liquidamber (*Liquidambar styraciflua*), and
- Olive (*Olea europea*).

Roads and Driveways (Access)

10. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.
11. Standard cut-corners will be used on all turns.
12. The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.
13. The LAFD may require additional vehicular access where buildings exceed 28 feet in height.
14. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access or such access as approved by the LAFD shall be required.
15. Private streets shall be recorded as Private Streets AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
16. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the LAFD prior to building permit application sign-off.

17. Construction of public or private roadways in the proposed development shall not exceed 15 percent in grade.
18. Where access for a given development requires accommodation of LAFD apparatus, overhead clearance shall not be less than 14 feet.
19. A vertical clearance of 14 feet to allow clear passage of tall fire apparatus shall be provided along all improved on-site roadways.
20. Unbroken vegetative or tree canopies over improved roadways which could provide an avenue for fire to spread through and cause the road to be unusable shall be prohibited.
21. On-site through streets shall have, at a minimum, two 10-foot traffic lanes and two 8-foot parking lanes.
22. The emergency access road shall be 20 feet wide, paved, have a gradient of less than 15 percent, and be subject to the approval of the LAFD.
23. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
24. Private driveways that exceed 150 feet in length and serve one or two residences shall be within 50 feet of structures; be paved asphalt concrete or concrete; be 20 feet in width; and have a grade not to exceed 10 percent. Such driveways shall also provide an approved turnaround no less than every 400 feet and/or at the building site for fire apparatus, a 15-foot vertical clearance with no vegetative canopy, and a fire hydrant located within 150 feet of the structure.
25. Per State Fire Code, public roadways shall not be gated.
26. Gates on the emergency access road, driveways, and any private roads shall not reduce the required roadway width to less than the minimum width as approved by LAFD.

Gates shall be constructed of noncombustible materials and may be sliding, swinging or other design as approved by LAFD provided a vehicle that is denied access through the gate will not be required to backup in the approach lane in order to exit the area.

Gates may be manually operated or power operated as approved by LAFD. Manually operated gates when closed shall be locked with a chain and padlock. The chain shall be limited to 3/8-inch diameter non-case hardened metal links or multiple padlocks may be used as links of the chain. Power operated gates shall be equipped with LAFD approved security gate override device mounted within an approved LAFD access box. In the event of power failure, the gate shall be capable of being pushed open.

27. Electric Gates approved by the LAFD shall be tested by the LAFD prior to Building and Safety granting a Certificate of Occupancy.
28. All roadways shall have a minimum turning radius of 45 feet, and a minimum curvature radius of 100 feet measured at the centerline, as required by NFPA 299.
29. The minimum radius for a turnaround shall be 35 feet from centerline of the road.
30. All turning radii within the project shall be to the approval of the LAFD.
31. Vertical curves and dips in roadways shall have a radius of not less than 50 feet and shall be passable by a 20-ton fire truck.

Road and Building Identification

32. Names of all roadways shall be subject to the approval of the LAFD and shall not conflict with other street names.
33. All structures within 100 feet of a roadway (with the exception of small outbuildings and detached garages) shall have non-combustible street numbers that are between 6 and 8 feet above grade, at least 4 inches high, at least 1 inch wide, and no less than 0.5 inch in stroke. Numbers shall be reflective on a contrasting background, and be clearly visible to emergency personnel for a distance of not less than 100 feet.
34. All structures further than 100 feet from a roadway (with the exception of small outbuildings and detached garages), shall have street numbers that are a minimum of 5 inches in height and mounted on a non-combustible post along the driveway, and are clearly visible to emergency personnel for a distance of not less than 100 feet.

Fire Protection Water System

35. The required fire flow for this project has been set at 2,000 gallons per minute (gpm) from 3 fire hydrants flowing simultaneously. A minimum residual water pressure of 20 pounds per square inch (psi) is to remain in the water system, with the required gallons per minute flowing.
36. Fire water mains and appurtenances shall comply with the LADWP and LAFD standards, and the standard "Distribution System Requirements for Fire Protection."
37. Sectional mains shall be provided every 500 feet in firewater mains, or as required by the LADWP.
38. Any required fire hydrants to be installed shall be fully operational and accepted by the LAFD prior to any building construction.
39. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.
40. Locations of fire hydrants shall be subject to LAFD approval.
41. Fire hydrants shall comply with the standards of LAFD and will have at least one 4-inch and one 2.5-inch connection. The street connection of the hydrant and main shall be 6 inches.
42. Fire hydrants shall have clear access for 15 feet on each side and be a minimum of 8 feet from flammable vegetation. Outlets shall be at least 18 inches above finished grade.
43. On roadways having no structures thereon (including the emergency access), hydrants shall be located at 1,000-foot intervals on the right side of the roadway or at locations approved by LAFD.
44. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.

45. Any residences equipped with approved automatic fire sprinkler systems shall have an external alarm bell on the street side. Systems in structures exceeding 20 heads, or 5,000 square feet, or exceeding two stories in height from accessible grade shall be supervised to an alarm company.
46. All hydrant system plans and sprinkler plans shall be submitted to the LAFD for review and approval.
47. All fire protection systems shall be designed and installed by state-licensed C-16 fire protection contractors utilizing listed and approved equipment and devices.

Building Construction

48. No framing shall be allowed until the roadway is installed to the satisfaction of the LAFD.
49. All homes shall have noncombustible roofs (non-wood).
50. Mitigating measures shall be considered. These measures shall include, but not be limited to, the following:
 - a. Boxed-in eaves.
 - b. Single pane, double thickness (minimum 1/8-inch thickness) or insulated windows.
 - c. Non-wood siding.
 - d. Exposed wooden members shall be 2-inch nominal thickness.
 - e. Noncombustible finishes.
51. All structures (except non-combustible outbuildings of 100 square feet or less) within the perimeter of the development area directly abutting wildland and natural open space areas shall have walls protected on the exterior with at least one-hour construction from foundation to underside of roof sheathing per the Uniform Building Code. Rain gutters and spouts on perimeter houses shall be non-combustible.
52. All structures within the perimeter of the development area directly abutting wildland and natural open space areas shall have stucco-masonry (non-wood) exterior walls; 1-3/4-inch thick, solid-core doors; and non-combustible garage doors.

53. Combustible exterior treatments shall be prohibited on structures within the perimeter of the development area directly abutting wildland and natural open space areas.
54. Eaves and overhangs shall be avoided wherever possible. If utilized, eaves and overhangs shall be of the same fire resistive rating as exterior walls and shall be enclosed (boxed in). Eaves shall not have vents.
55. The ends of all roofs shall be fire-stopped to preclude entry of flames or embers.
56. Structures shall not be cantilevered, stilted, or otherwise overhang slopes. Any roofs, floors, and similar surfaces that extend out from at-grade foundations of the exterior walls shall have the same fire rating as exterior walls (minimum one hour).
57. Any structures built on raised foundations shall have such foundations properly enclosed with the same rating as exterior walls (minimum one hour). Vents or openings within the raised foundations shall not face wildland areas.
58. Trellises, balconies, patio covers, decks, awnings, gazebos, and similar structures shall be of one-hour fire resistive construction, heavy timber, or non-combustible materials, and shall not overhang slopes. Combustible awnings shall not be permitted.
59. Undersides of decks or balconies shall be solidly enclosed to prevent intrusion of vegetation, fire, etc. Any exposed wooden members shall be at least 2-inch nominal thickness.
60. Every chimney or vent attached to any solid, liquid, or liquid fuel burning device within the project shall be equipped with an approved, properly-installed spark arrester consisting of 12-gauge welded or woven wire mesh with openings 0.5 inch across. Such arresters shall be mounted in a vertical or near vertical position, visible from grade and not within 10 feet of vegetation or obstructions.

Fire Alarms

61. All habitable structures within the project shall have approved smoke detectors installed in compliance with the Los Angeles Building Code and shall be subject to LAFD approval.

Utility Lines

62. Where feasible, new or modified electrical distribution lines in fire hazard areas within the project site shall be installed underground.¹

Fences

63. No wooden fences shall be permitted within the perimeter of the development area directly abutting wildland and natural open space areas. Fences in perimeter areas shall be masonry or other non-combustible material. Heavy timber wooden posts may be used to support iron fences.
64. Fencing facing wildland and natural open space areas shall have firefighter access gates, locations of which shall be determined by LAFD. The wildland-facing gate entrances shall display the street name and address of the property on which the gate abuts.
65. Residents shall be required to store combustible materials, such as firewood, at least 30 feet away from structures and that such materials shall have a 10-foot vegetation clearance.

Enforcement of the Conceptual Fire Protection/Vegetation Management Plan

66. Prior to sale and occupancy of on-site properties, all prospective property owners and residents shall be informed by the developer that the proposed project is within the Mountain Fire District of the City of Los Angeles and a High Fire Hazard Area, as defined by the California Public Resources Code.
67. Prior to sale and occupancy of on-site properties, all prospective property owners and residents shall receive a packet that specifically addresses wildfire safety and their role in fire prevention/suppression in their community. All prospective property owners and residents must acknowledge receipt and understanding of the wildfire safety provisions.

¹ The LADWP is responsible for maintaining proper vegetation clearances within the existing easement for the high voltage lines, which traverse the site, subject to requirements of the Public Resources Code and the Uniform Fire Code.

Enforcement of the Conceptual Fire Protection Plan

68. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:
- a. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - b. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the LAFD.

IV.O.4 Parks and Recreation

Page IV.O.39, first full paragraph, last two sentences is revised as follows:

Will Rogers State Historic Park and Topanga State Park are located within 3 miles south of the project site; both parks are owned and managed by the California Department of Parks and Recreation.

IV.Q.3 Water Distribution

Page IV.Q-17 is revised as follows:

Project Operation

Operation of the proposed project would consume a total of 11,484 gallons per day (gpd), as shown in **Table IV.Q.3-1**. In addition, irrigation of common areas, fill slopes and cut slopes, comprising approximately 5 acres, would require approximately 3,650 gpd per acre, for a total of 18,250 gpd for permanent landscape irrigation. The total project operation would consume 29,734 gpd. In addition, all proposed cut and fill slopes will require temporary irrigation for approximately two to five years so that replacement plantings have adequate water to grow. New plantings are generally stable in two to three years, but can take up to five years. The amount of graded slopes requiring temporary irrigation will be

14 acres. The temporary irrigation would use 51,100 gpd for the period of time it takes for the plantings to take hold. In summary, the project would consume 80,834 gpd for two to five years, and 29,734 gpd thereafter.

**Table IV.Q.3-1
Project-Related Water Demand**

Land Use	Number of Units	Demand Factor (Gallons Per Day)	Gallons Per Day
Residential	29	396	11,484
Construction	-	250,000	250,000
Project Irrigation	5 acres	3,650	18,250
Temporary Irrigation	14 acres	3,650	51,100

Source: Psomas Water Study for the Mountaingate Project, September 2002, and Psomas, February 2004.

The DWP has indicated that, in terms of the City's overall water supply condition, the water requirement for any project that is consistent with the City's General Plan has been taken into account in the growth of the City's water system. The project's water demand would, therefore, be met by the planned growth of the water system. This project's future daily water consumption would be approximately 29,734 gpd and is a small part of the water demand by the general population of the City of Los Angeles. The City of Los Angeles has adequate water supply (i.e., 218.9 billion gallons) to meet an estimated demand of approximately 29,734 gpd (33.72 acre-foot/year). The project-generated water demand of 29,734 gpd would be approximately 0.00001 percent of the available water supply. Therefore, there is adequate water to meet the project's water demand and fire-flow requirements, and no significant impacts to water supply are expected.

IV.R Safety

Page IV.R-8, third paragraph, second line:

The proposed fill site consists of 12.8 acres located south of the development planned along Stoney Hill Road and west of the existing maintenance road.

IV.S Aesthetic Resources/View

Page IV.S-6, third full paragraph, is revised as follows:

View 1: Sepulveda Pass Area

Figure IV.S-1 represents views to the project site from Skirball Center Drive at the I-405 (San Diego Freeway) Overpass, looking southwest within the Sepulveda Pass. From this point, intermittent glimpses of the site can be seen by motorists and pedestrians traveling south and west toward Mulholland Drive, south on Skirball, and south from the I-405 on ramp. The project area cannot be seen in its entirety, because the topography and vegetation of surrounding areas block such views. However, the top portion of the approximately 1,600-foot knoll located south of and adjacent to the existing Canyonback Road can be seen from this location.

Page IV.S-10, first paragraph, is revised as follows:

Project Impacts

Upon completion of construction activities, 29 homes would be located on the project site, which is currently vacant. As previously mentioned, portions of the project site are publicly visible to motorists, pedestrians and/or residents from points along the I-405/Skirball Center Drive overpass. The project will not be visible from Mandeville Canyon Road.

Page IV.S-10, second paragraph, is revised as follows:

View 1: Sepulveda Pass Area

The project would not alter the views as seen under existing conditions. Although the ungraded portions of the Canyonback development site are visible from this location, the topography of the area, including the knoll located south of and adjacent to the existing Canyonback Road, would obstruct views of the proposed Canyonback homes from this location. As a result, the proposed project would neither obstruct public views to visual resources from the I-405/Skirball Center Drive area nor affect the visual character of the project area. Thus, no significant impacts would occur in relation to view obstruction from this location.

Page IV.S-10, third paragraph, is revised as follows:

View 2: Mandeville Canyon Area

Upon project completion the homes along Canyonback Road would be nearest to the Mandeville Canyon area. None of these homes are visible from this viewing location. With project completion, pedestrians, motorists, and residents would have eastward views to the hillsides, open space, and natural vegetation of the project area without any obstruction from the proposed project. Further, as part of project implementation, and per the Community Plan requirement as previously described under Plans and Policies above, all rooftop equipment and building appurtenances would be screened from adjacent properties. Project implementation is, therefore not expected to negatively affect the visual character of the project area. Thus, the proposed project would not result in significant impacts to visual resources as seen from this location.

VI. Alternatives

Alternative 3 – Stoney Hill Ridge Development Only, page VI-6, first paragraph, third sentence is revised as follows:

Although the size of the entire property would remain the same, this alternative would reduce the total residential development land area by 11 acres from 25.7 acres to 14.7 acres.

Alternative 3 – Stoney Hill Ridge Development Only, pages VI-6 last line continuing onto page VI-7, first line is revised as follows:

Given that development would only occur on the Stoney Hill ridge, only 0.3 acre would be rezoned from A1-1 to RE-20 and 18.4 acres rezoned from RE-40 to RE-20, as opposed to 0.9 and 24.8 acres, respectively.

VII. Impacts Determined to be Insignificant

Page VII-4 is revised to add the following sentence to the end of the discussion about Solid Waste:

City of Los Angeles construction and demolition recycling guidelines will be followed during the construction phase of the project.