

**CONDITIONS OF APPROVAL  
PROJECT NO. R2015-03796-(3)  
CONDITIONAL USE PERMIT NO. RCUP 2015-00135-(3)  
PARKING PERMIT NO. RPPL2017 009910-(3)**

1. This grant authorizes a remote tasting room, special events, and tandem parking plan at 31424 Mulholland Highway in the unincorporated Los Angeles County ("County") Santa Monica Mountains North Area, within the A-1-10 (Light Agricultural – 10 acres required minimum lot area) zone (collectively, the "Project"). The Project is as depicted on the Exhibit "A" approved by, and on file at, the County Department of Regional Planning ("Regional Planning") and is subject to all of the following conditions of approval ("Conditions").
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner(s) of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until permittee has filed at Regional Planning its affidavit stating that it is aware of and agrees to accept all of the Conditions of this grant, and that the Conditions of the grant have been recorded, as required by Condition No. 5, and until all required monies have been paid, pursuant to Condition No. 11. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 6, 7, 8, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
4. As used in this grant, the term "date of final approval" shall mean the date these Conditions are approved by the County Board of Supervisors.
5. Prior to the use of this grant, permittee shall record the terms of these Conditions in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the subject property during the term of this grant, permittee shall promptly provide a copy of the grant and its Conditions to the transferee or lessee of the subject property.
6. Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this grant for the Project, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
7. In the event that any claim, action, or proceeding as described above is filed against the County, permittee shall, within 10 days of the filing, make an initial

deposit with Regional Planning in the amount of \$5,000 from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel. If, during any litigation, actual costs or expenses incurred reach 80 percent of the amount on deposit, permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation. At the sole discretion of permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents shall be paid by permittee according to Los Angeles County Code ("County Code") Section 2.170.010.

8. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void and the privileges granted hereunder shall lapse.
9. This grant shall expire unless used within two years from the date of final approval of the grant. A single one-year time extension may be requested in writing with payment of the applicable fee prior to such expiration date.
10. This grant shall terminate on October 31, 2038. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If permittee intends to continue operations after such date, whether or not permittee proposes any modifications to the use at that time, permittee shall file a new Conditional Use Permit and Parking Permit application with Regional Planning, or shall otherwise comply with the requirements applicable at that time. Such application shall be filed at least six months prior to the expiration date of this grant and shall be accompanied by the applicable required fee. In the event that permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
11. The Project site shall be maintained and operated in full compliance with the Conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the Project site. Failure of permittee to cease any development or activity not in full compliance shall be a violation of these Conditions. Inspections shall be made to ensure compliance with the Conditions of this grant, as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. Permittee shall deposit with the County the sum of \$4,000, which shall be placed in a performance fund and be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine permittee's compliance with these Conditions. The fund provides for 20 annual inspections. Inspections shall be unannounced.

12. If additional inspections are required to ensure compliance with the Conditions of this grant, or if any inspection discloses that the Project site is being used in violation of any one of the Conditions of this grant, permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the Project site into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Regional Planning Hearing Officer ("Hearing Officer") may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these Conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety, or so as to be a nuisance, or as otherwise authorized, pursuant to Chapter 22.56, Part 13 of the County Code.
14. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department"), and shall conform to the requirements of the County Departments of Public Works ("Public Works") and Public Health ("Public Health"), to the satisfaction of those departments.
15. All development pursuant to this grant shall comply with the requirements of the County Code and of the specific zoning of the Project site, unless specifically modified by this grant, as set forth in these Conditions or as shown on Exhibit "A," or a revised Exhibit "A" that is approved by the Director of Regional Planning ("Director").
16. Permittee shall maintain the Project site in a neat and orderly fashion. Permittee shall maintain free of litter all areas of the premises over which permittee has control.
17. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event of graffiti or other extraneous markings occurring, permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
18. The Project site shall be developed and maintained in substantial conformance with the plans depicted on Exhibit "A." In the event of any subsequent revisions

to Exhibit "A," including any change as a result of instruction given at a public hearing, permittee shall submit three copies of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the original Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT

19. This grant shall remain in effect, during the grant term, provided the existing on-site vineyards are made to conform to the vineyards standards of the 2015 Update to the Santa Monica Mountains North Area Community Standards District Vineyard Ordinance No. 2015-0062, as identified in County Code Section 22.44.133.D.8.a.ii., which notes that within five years of the effective date of the Ordinance (by December 12, 2020), the vineyards shall be brought into conformance with said requirements. At such time, should the vineyards not become compliant, this grant for the tasting room shall immediately terminate, along with the associated special events and parking permit.
20. This grant shall remain in effect, during the grant term, provided the existing off-site winery associated with the vineyards and tasting room remain active and licensed by the State of California Department of Alcoholic Beverage Control ("ABC"). At such time, should the winery not remain compliant with such licensing requirement, this grant for the tasting room shall immediately terminate, along with the associated special events and parking permit. A copy of the associated and active ABC license(s) shall be submitted to Regional Planning's Zoning Enforcement Section assigned to the Project site ("Zoning Enforcement") on an annual basis with other required annual reports.
21. This grant shall remain in effect, during the grant term, provided the tasting room remains active and licensed by the ABC. At such time, should the tasting room not remain compliant with such licensing requirement, this grant for the tasting room shall immediately terminate, along with the associated special events and parking permit. A copy of the associated and active ABC license(s) shall be submitted to Zoning Enforcement on an annual basis with other required annual reports.
22. The Conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Enforcement Inspector, or ABC agent. The manager and all employees of the Project shall be knowledgeable of the Conditions herein.
23. Within 30 days of the date of final approval of this grant, permittee shall record in the office of the County Recorder a covenant and agreement, pursuant to County Code Section 22.52.2470.C.2.b (i.e. "Covenant and Agreement For Tasting Rooms, To Lease Or Own Adjoining Parcel") which ties together the Project parcels for the duration of the operation of the tasting room and associated

special events for the purpose of access, compliance with vineyard requirements, and parking facilities.

24. Prior to the issuance of a certificate of occupancy for the tasting room barn and restroom building, permittee shall submit an evacuation/emergency management plan for all persons working at or visiting the Project site. The evacuation/emergency management plan shall be to the satisfaction of the Director, in consultation with other County departments. Permittee shall be allowed to submit to the Director revisions to the evacuation/emergency management plan as needed. At no time shall the occupancy of the facility exceed 200 persons, unless modified as indicated in Condition No. 59.
25. Guests shall be counted as they enter the property from the gated entrance, by a gate or parking attendant, and shall only be permitted access to the Project site by a gate or parking attendant.
26. Permittee, and its managers and designated employees of the Project's business establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program (or equivalent program) provided by the ABC, within 90 days of the date of final approval of this grant. All new employees who will serve alcoholic beverages shall be required to attend said training within 90 days following their hiring or designation to serve alcohol. The licensee shall display a certificate or plaque in a publicly accessible area such as the lobby, indicating participation in this program. Proof of completion of the foregoing training program by permittee, employees, and managers shall be available, at any time, upon request by Regional Planning or the County Sheriff's Department.
27. Permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the Project site, including on windows, walls, fences, or similar structures.
28. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
29. Permittee shall develop and implement a designated driver program (e.g., free soft drinks or coffee to a designated driver of a group). Permittee shall submit the program to the Director as part of Exhibit "A."
30. All servers of alcoholic beverages must be at least 21 years of age.
31. On-site preparation of food shall only be prepared by a licensed caterer or similar professional holding an appropriate food safety license.
32. Permittee shall provide adequate lighting above all entrances and exits on the Project site and in all parking areas and walkways during operating hours.



33. Any lighting associated with the grant shall be indicated on the Exterior Lighting Exhibit of Exhibit "A" and shall comply with the Rural Outdoor Lighting District requirements set forth in County Code Sections 22.44.500 to 22.44.590 ("ROLD"). The Project shall not include any lighting directed upward or off-site, including but not limited to DJ lighting, motion lights, or other special effects lighting of the Project site or event. All parking lot and other exterior lighting shall be hooded and directed down and away from neighboring residences to prevent direct illumination and glare, and shall be turned off within 30 minutes after conclusion of events or activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
34. String lights and other site lighting shall be of low Kelvin ("K") color temperature having warmer tones (less than 4,000 K) and shall not be high Kelvin, cooler, white or blue light color tones (greater than 4,000 K). All lights shall be shielded or capped, as shown on Exhibit "A," to ensure compliance with ROLD.
35. In-ground well lights shall be angled or shielded to direct light towards landscaping or structures and shall not be directed towards the sky or off-site.
36. The Project may use the existing on-site vineyard trails, as mapped on Exhibit "A," for educational tours, exercise activities and other small walking groups. Use of on-site trails shall be limited to daylight hours. Lighting is not permitted on vineyard trails as part of this grant. No amplified sounds shall be permitted on walking trails. This grant shall not authorize changes or expansion of any existing vineyard trails. Small weather-proof signs shall be installed at each vineyard trail head and mapped on Exhibit "A" indicating no public access or use beyond daylight hours.
37. Permittee shall install small signs near the parking areas and exit of the tasting room instructing guests and staff to use quiet speech in respect of neighboring residential uses. The size, location, and the text of the signs shall be approved by Regional Planning prior to installation. The signs shall be installed within 90 days of the date of final approval of this grant.
38. No vehicles, equipment, or trucks with back-up sounding devices shall be operated on the site, and no event break down shall be conducted, between the hours of 10:00 p.m. and 9:00 a.m. Event break down and clean-up shall not be conducted beyond the end of a scheduled event or after 10:00 p.m., whichever is earlier. All event break down activities shall be concluded by 10:00 p.m. the day following a scheduled event.
39. Activities permitted by this grant are prohibited on the house pad, private drive, or fire lane, as identified on Exhibit "A" and labeled "non-commercial area."
40. The Project shall maintain a minimum of 34 trees to provide parking lot shade coverage, consistent with the tree planting requirements of Part 20 of

Chapter 22.52 of the County Code, noise buffering, and light screening, as depicted on Exhibit "A." Tree planting locations may vary slightly provided that shade coverage, noise buffering, and light screening is maintained along parking lot borders facing adjacent residential uses and planting continues to comply with Part 20 of Chapter 22.52 of the County Code.

41. Permittee shall construct a permanent wall of between six and eight feet in height along the common boundary line on the west side of the Project site at approximately the same location where the temporary wall is installed, with mature trees planted along both sides of the wall to improve visual screening and help mitigate noise, as indicated on Exhibit "A."
42. Outdoor amplified sound shall be positioned between the barn and restroom building to the north of the barn, with noise emitting devices directed in a northern orientation. A dance floor, DJ booth, and all speakers may be placed only as indicated on Exhibit "A." Amplified music may be performed on the barn pad, provided the sound complies with Part 1 of Chapter 12.08 of the County Code ("Noise Control Ordinance"). Noise dampening elements, including glass fencing attachments and a water pump housing, shall remain in place throughout the life of the Project, as indicated on Exhibit "A."
43. A noise monitoring system shall be implemented, with prior authorization of Public Health, prior to the use of amplified noise at the Project site, as authorized by this grant. The noise monitoring system shall include at least three adequate noise monitoring microphones, data storage devices, and other features to record and monitor noise levels during the operation of this grant. The three noise monitoring devices shall be placed in three locations, as specified by Public Health: one on the western property line, one along the southern property line, and one on southeastern property line. The noise monitoring system shall notify an on-site Project manager ("Manager") whenever noise exceeds the permitted levels, as indicated by Public Health and by the Noise Control Ordinance. All noise amplification devices, including speakers or amplifiers, shall be connected to a common power system, which would be monitored by the noise monitoring system. If noise exceeds the applicable County noise standards more than twice in any 30-minute period, the noise monitoring system shall automatically turn off the Project's event venue sound system.
44. Permittee shall maintain a record of the incidents when the noise monitoring system indicates excessive noise beyond permitted levels, and how such noise levels were addressed ("noise incident report"). Permittee shall record the date, time, and level of exceedance for incidents in the noise incident report. At the conclusion of each calendar year, a copy of the noise incident report for the prior 12 months shall be provided to Zoning Enforcement and a copy shall be maintained on-site at all times for review by County staff. At any time, the County may request further noise analysis for a time period less than the annual report, as deemed appropriate by Regional Planning or Public Health. Noise

violations shall be reviewed by Public Health. Review of nuisance or complaints related to noise may result in fees assessed by Public Health.

45. Smoking is prohibited at all times on the Project site.
46. Use, operation, and flight of unmanned aerial vehicles (e.g., drones) shall be limited to the air space above the barn pad, only, as indicated on Exhibit "A."

#### PERMIT SPECIFIC CONDITIONS – REMOTE TASTING ROOM

47. This grant authorizes the operation of a remote tasting room with a maximum occupancy of 100 guests at any given time on the Project site. The tasting room shall include the barn, restroom, and lawn area near the barn pad. The tasting room may operate seven days a week between the hours of 10:00 a.m. and 9:00 p.m. for no more than eight hours per day. The tasting room may provide the sale and service of wine between these same hours and no later than one hour prior to close.
48. During construction of the new restroom building, the temporary restroom shall be moved further away from the western property line and relocated to an area near the waterfall on the lawn of the barn pad.
49. The tasting room shall be operated through a private reservation system managed by permittee and shall not be opened to the general public.
50. Music or other audible noise at the tasting room shall comply with Noise Control Ordinance within the purview of Public Health.
51. The tasting room shall serve a wine-tasting customer no more than four standard glasses of wine (5 oz. pour) or one 750 ml bottle of wine per day for on-site consumption. There is no limit set forth by this grant for sale of wine for off-site consumption.
52. Food or snacks shall be available during all operating hours when alcohol is served. The tasting room may sell, or provide complimentary, prepared, or packaged foods or snacks to accompany any tasting room event serving alcohol. The tasting room may offer food items to wine-tasting customers, including but not limited to, fruit slices, cheese, and crackers, provided that no advertisements for such food items are placed on any signage for the associated winery, and the food items are prepared and offered in accordance with any and all regulations and/or requirements of applicable government agencies regarding the preparation, licensing, and inspection of such food items.
53. The tasting room may engage in the retail sale of packaged food for off-site consumption, including but not limited to, jam, jellies, and olive oil, provided that: the packaged food is produced from agricultural products grown on lots or parcels of land owned or leased by the holder of an ABC Type 02 license; the associated winery's logo is permanently and prominently affixed to all such



packaged food sold; and, the packaged food is prepared and offered in accordance with any and all regulations and/or requirements of applicable government agencies regarding the preparation, licensing, and inspection of such packaged food.

54. Permittee may provide on-site activities that are accessory to the wine tasting activities such as yoga, meditation, picnicking, art classes, lawn games, or other passive activities enjoyed by the guests of the wine tasting event. Outdoor classes or activities shall conclude by the close of the tasting room on any given day or at sunset, whichever is earlier. Indoor activities, within the barn structure, may proceed until the close of the tasting room. Accessory activities not outlined in this Condition may be permitted by the Director if it is determined that the proposed activity is clearly appurtenant to the wine tasting event.
55. The tasting room shall provide complimentary water or other complimentary non-alcoholic beverages during all operating hours.
56. The tasting room may sell incidental merchandise, provided that the associated winery's logo is permanently and prominently affixed to all such items sold.
57. The tasting room shall serve beer or spirits, pursuant to Chapter 22.52, Part 23 of the County Code titled "Wineries and Tasting Rooms" and as regulated by the ABC Type 02 License.

#### PERMIT SPECIFIC CONDITIONS – SPECIAL EVENTS

58. This grant authorizes 72 special events per calendar year accessory to the tasting room. Of these, this grant authorizes no more than 18 special events with an occupancy of 150 to 200 guests, 18 special events with an occupancy of 100 to 149 guests, and 36 special events with an occupancy of 99 or fewer guests. Each special event shall be counted as one day or 24-hour period, and events occurring over multiple days shall be counted as separate events for each day. No more than two special events, regardless of size, shall occur in a continual seven-day period. Special events may include birthday parties, dinners, weddings, receptions, fundraisers, charity events, etc., and shall take place primarily on the tasting room pad. Outdoor live entertainment is not permitted for special events with 99 or fewer guests, though amplified sound may be used within the barn structure. Special events with 100 or more guests may make use of outdoor amplified sound subject to all other parameters set forth in these Conditions. Special events shall occur only on Fridays, Saturdays, or Sundays, as well as on the calendar day prior to and on recognized federal holidays. All special events shall be limited to the hours of 11:00 a.m. to 11:00 p.m. The sale or service of alcohol is permitted during the same hours as the scheduled special events from 11:00 a.m. to 10:00 p.m. or one hour prior to the close of the special event, whichever is earlier.

59. The maximum occupancy of on-site special events shall not exceed 200 persons at one time; however, the maximum occupancy may be increased to 216 persons, provided that permittee obtain written authorization from Public Health, the Los Angeles Regional Water Quality Control Board, and the Director.
60. All special events, whether for-profit, not-for-profit, or for private use of permittee shall be counted toward the total number of special events permitted by this grant.
61. Outdoor or indoor amplified sound associated with special events shall comply with the Noise Control Ordinance within the purview of Public Health.
62. All special events shall be recorded in a scheduling log ("schedule"). The schedule shall be maintained on-site and shall be made available to, at any time upon request, Regional Planning staff. All special events in the prior 12-month period and any planned events in the upcoming two-month period shall be noted in the schedule. The schedule shall include a description of the event, the occupancy of the event, type of music or noise on-site, hour(s) of event, caterers or vendors used, and any special circumstances that arose during the event (for example, call for service from safety or Sheriff personnel).
63. Permittee shall implement a Good Neighbor System ("GNS") which shall include the following components:
  - A. A publically accessible website ("website") that provides contact information for the Manager whom members of the public may contact regarding concerns, questions, or complaints about events. The Manager shall be available to the public before, during, and after all events, and this availability will be posted on the website.
  - B. Permittee shall maintain a record of any complaints or concerns that are received by the Manager, and how those concerns were addressed. A written notification by e-mail of any such complaints or concerns shall be submitted, within 72 hours of receipt thereof, to Zoning Enforcement. The website shall also include information regarding the filing of formal complaints with Regional Planning.
  - C. A schedule or calendar on the website that identifies all scheduled special events no later than 15 days prior to each special event. The calendar shall include information about each event, including the start and end times, a brief summary of the event activities, including any type of amplified music or noise expected and an estimated occupancy. Should an event be added or rescheduled with less than 15 days' advance posting, permittee shall provide neighboring property owners within 500 feet of the Project site and Zoning Enforcement with notice thereof via mail or e-mail.

- D. These Conditions shall be available on the website through a prominently visible link or other display.
  - E. An annual community outreach meeting that is advertised on the website and via mail and e-mail notice to neighbors within 500 feet of the Project site. The annual community meeting shall be held at the Project site with the first such meeting held within one year following the date of final approval of this grant, and each subsequent meeting within a year thereafter. The meeting shall include the Manager to address questions and concerns that may arise. Permittee shall submit a report, meeting minutes, and evidence of the mailed notices to Zoning Enforcement within 15 days of every annual meeting.
- 64. Sale or service of alcohol, other than that which is authorized by permittee's ABC Type 02 License, shall only be authorized when served by a caterer holding an appropriate ABC license authorizing the sale and service of such alcoholic beverages.
  - 65. On-site security shall be used during all special events, regardless of occupancy size.

#### PERMIT SPECIFIC CONDITIONS – PARKING PERMIT

- 66. Permittee shall provide parking, as required by the County Code, calculated at a parking ratio of one parking space per three-occupant load. This grant authorizes the maximum tasting room occupancy of no more than 100 guests and maximum special events occupancy of no more than 200 guests, which would require not less than 34 spaces for the tasting room and 67 spaces for special events exceeding 100 occupants, but not more than 200 occupants. The Project includes two parking lot configurations: the self-park plan that provides 58 parking spaces and a tandem parking plan that provides 72 parking spaces. Two ADA-compliant parking spaces shall be maintained on the Project site. The parking plans shall be identified as part of Exhibit "A." Should the maximum occupancy be modified to permit 216 persons, pursuant to Condition No. 59, the tandem parking plan shall provide 72 parking spaces.
- 67. If the tasting room substantially changes its mode or character of operation or if permittee changes the use or occupancy or otherwise modifies the Project site so as to require parking beyond the minimum requirement, permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.
- 68. The parking spaces associated with the self-park or tandem plan shall be marked and delineated, as approved by Public Works and as shown on Exhibit "A."

69. Permittee shall provide valet service to patrons to assist in the parking of vehicles when tandem parking is utilized. Sufficient valet staffing shall be provided to ensure that at no time the vehicles in queue awaiting valet parking are backed-up to the end of the private driveway or onto the public right-of-way.
70. All valet parking shall be maintained on the Project site, and at no time shall vehicles be valet parked on public rights-of-way or off-site.
71. Vehicles awaiting valet parking shall not idle or remain running while awaiting parking by a valet or retrieval by a guest. Valet or event management staff shall be responsible for maintaining quiet parking and valet areas.
72. A temporary valet stand may be used during valet parking service located near the upper parking lot, as indicated on Exhibit "A." No amplified music or speakers shall be used as part of the valet service. At the conclusion of a special event, permittee shall utilize a remote calling system for guests awaiting their vehicles, and such guests shall be directed to wait on the venue lawn and not be permitted to loiter near the parking lots or west property boundary.
73. Prior to issuance of this parking grant, permittee shall prepare an Alternative Vehicle Plan ("AVP") which assesses shuttling, taxiing, rideshare services, and other alternative methods of transportation to be approved by the Director as part of Exhibit "A." The AVP shall consider management of vehicles awaiting guest drop-off and pick-up and temporary parking areas for taxis and rideshare services so that vehicles are directed onto the Project site and not idling in the public streets, and provide a plan for on-site promotion and information for guests in need of a designated driver or alternative transportation services through bar or table postings, or at the valet stand.
74. In the event that permittee is unable to comply with the provisions of the parking permit, the use for which the permit has been granted shall be terminated, reduced, or removed, unless some other alternative method to comply with these parking Conditions is approved by the Director.

#### PROJECT SITE SPECIFIC CONDITIONS

75. Permittee shall comply with all conditions set forth in the attached Fire Department letter dated March 15, 2018.
76. Permittee shall comply with all conditions set forth in the attached Public Works letter dated March 27, 2018.
77. Permittee shall comply with all conditions set forth in the attached Public Health letters dated April 5, 2018 and July 11, 2018.

#### Attachments:

Fire Department Letter dated March 15, 2018;  
Public Works letters dated March 7, 2018 and March 27, 2018;

Public Health letter dated April 5, 2018; and  
Public Health (Environmental Health) letter dated July 11, 2018.





**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT #: R2015-03796

DATE: 03/15/2018

CASE #: RCUP-201500135  
RPPL2017009910

PLANNER: Shanna Farley-Judkins

LOCATION: 31440 Mulholland Highway, Malibu

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**REVISED CONDITIONS: Supersedes Fire Dept. Comments Dated 02/08/2018**

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**CONDITIONS OF APPROVAL – ACCESS**

1. Provide access as noted on the site plan.
2. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
3. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
4. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
5. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5; Appendix D103.6, D103.6 (1) & D103.6 (2)
6. Fire Apparatus Access Roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4 & Appendix D103.5
7. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3; Appendix D102.1

Reviewed by: Wally Collins

Date: March 29, 2018



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
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LOCATION: 31440 Mulholland Highway, Malibu

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8. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
9. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. Fire Code 503.4
10. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1
11. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
12. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

**CONDITIONS OF APPROVAL – WATER SYSTEM**

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

Reviewed by: Wally Collins

Date: March 29, 2018



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT #: R2015-03796

DATE: 03/15/2018

CASE #: RCUP-201500135  
RPPL2017009910

PLANNER: Shanna Farley-Judkins

LOCATION: 31440 Mulholland Highway, Malibu

---

3. The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
  - a. The fire flow is adequate per fire flow test 03/09/18.

**CONDITIONS OF APPROVAL – FUEL MODIFICATION**

1. This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone. The "Final Fuel Modification" shall be submitted to the Department's Fuel Modification Unit prior to the issuance of the building permit. For details, please contact the Department's Fuel Modification Unit which is located at Fire Station 32, 605 North Angeleno Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: T-4

March 7, 2018

Mr. Scott A. Schell  
Associated Transportation Engineers  
100 North Hope Avenue, Suite 4  
Santa Barbara, CA 93110

Dear Mr. Schell:

**CIELO FARMS RECREATIONAL WINETASTING CLUB  
31424 MULHOLLAND HIGHWAY  
TRAFFIC IMPACT STUDY (SEPTEMBER 2017)  
UNINCORPORATED MALIBU AREA**

We reviewed the Traffic Impact Study (TIS) for the Cielo Farms Recreational Winetasting Club located at 31424 Mulholland Highway in the unincorporated Malibu area.

### **Project's Transportation Impact**

According to the TIS, the traffic generated by the project alone and cumulatively with other related projects will not have a significant transportation impact to County roadways and intersections in the area based on the County's TIS guidelines. We generally agree with the findings in the TIS.

### **Site Access Requirements**

The project applicant shall provide full ingress and egress access from the driveway located on Mulholland Highway.

### **On-Site Traffic Management Requirements**

1. The project applicant shall provide signage directing patrons to available on-site parking areas.

Mr. Scott A. Schell  
March 7, 2018  
Page 2

2. The project applicant shall ensure the arrival of attendees does not result in vehicle queuing that extends into the adjacent intersection of Mulholland Highway at Kanan Dume Road. If residents express concerns that vehicle queueing is extended into the adjacent intersection of Mulholland Highway at Kanan Dume Road, the project applicant will be required to submit a Queuing Analysis Study to Public Works for review and approval. The Queuing Analysis Study shall address the report of vehicle queueing into the adjacent intersection of Mulholland Highway at Kanan Dume Road and provide a traffic management plan to address vehicle queuing for all future weekday and weekend events. The project applicant is encouraged to implement shuttle services, on-site parking attendants, flagging operations at the project driveway, and scheduling of attendee arrivals to reduce the potential for vehicle queuing into the adjacent intersection of Mulholland Highway at Kanan Dume Road.

We recommend the applicant consult with the California Department of Transportation to obtain its concurrence with any potential California Environmental Quality Act impacts within its jurisdiction.

If you have any questions, please contact Mr. Jeffrey Pletyak, Senior Civil Engineer of our Traffic and Lighting Division, at (626) 300-4809.

Very truly yours,

MARK PESTRELLA  
Director of Public Works



EMIKO THOMPSON  
Interim Assistant Deputy Director  
Traffic and Lighting Division

JFP:ks  
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bc: Land Development (Duong)





MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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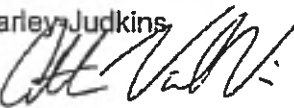
ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE:

March 27, 2018

TO: Rob Glaser  
Coastal Permits Section  
Department of Regional Planning

Attention Shanna Farley-Judkins

FROM: Art Vander Vis   
Land Development Division  
Department of Public Works

**PLAN NO. RCUP-201500135**

**PLAN TYPE: PERMITS & REVIEWS**

**WORK CLASS: CUP**

**PROJECT NAME: R2015-03796**

**ASSESSOR'S MAP BOOK NO. 4464, PAGE 8, PARCEL NOS. 29, 32, 36, 44, 45**

**UNINCORPORATED COUNTY COMMUNITY OF CALABASAS**

Thank you for the opportunity to review the Conditional Use Permit (CUP) to convert an existing barn on Cielo Farm into a wine tasting room. The project also proposes to construct a 450-sq. ft. restroom and related septic system. Public Works will respond to the related parking permit (RPPL2017009910) separately.

Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

1. Traffic

1.1 Comply with all requirements per the approved traffic impact study memo dated March 07, 2018 to the satisfaction of Public Works, see attached.

For questions regarding traffic condition, please contact Kent Tsujii from Traffic & Lighting Division at (626) 300-4776 or [ktsujii@dpw.lacounty.gov](mailto:ktsujii@dpw.lacounty.gov).

## 2. Grading

Prior to building permit issuance:

- 2.1 Submit a grading/drainage plan for review and approval to Public Works' Building and Safety Division, Calabasas office. The grading/drainage plans must show and call out the construction of at least the following:
  - 2.1.1 All drainage devices and details.
  - 2.1.2 Paved driveways.
  - 2.1.3 Elevation and drainage pattern of all pads.
  - 2.1.4 All water quality devices and LID features.
  - 2.1.5 All existing easements and obtain the easement holder approvals
- 2.2 Comply with the Low Impact Development (LID) per County Code Section 12.84.460 as part of the drainage concept. The Low Impact Development Standards Manual can be found at <http://dpw.lacounty.gov/idd/web/>
- 2.3 Provide a maintenance agreement/covenant for privately maintained drainage devices.
- 2.4 Obtain approval of the grading plan from the Los Angeles County Fire Department.
- 2.5 Obtain soil/geology approval of the grading/drainage plan from Public Works' Geotechnical and Materials Engineering Division.
- 2.6 Provide permits and/or letters of non-jurisdiction from all applicable State and Federal agencies. These agencies may include the State of California Regional Water Quality Control Board; State of California Department of Fish and Wildlife; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and the Army Corps of Engineers.
- 2.7 Comply with all National Pollutant Discharge Elimination System, Storm Water Management Plan, and Water Quality requirements.

For questions regarding the grading conditions, please contact Max Rodriguez of Land Development Division at (626) 458-4945 or [mrodrigue@dpw.lacounty.gov](mailto:mrodrigue@dpw.lacounty.gov).

Rob Glaser  
March 27, 2018  
Page 3

If you have any other questions or require additional information, please contact Max Rodriguez of Public Works' Land Development Division at (626) 458-4915 or [mrodrigue@dpw.lacounty.gov](mailto:mrodrigue@dpw.lacounty.gov).

JLSAM:  
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**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**CYNTHIA A. HARDING, M.P.H.**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Director of Environmental Health

**BRENDA J. LOPEZ, REHS**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

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Fifth District

4/5/18

DPH CLEARANCE - RCUP-201500135 R2015-03796  
Cielo Farms 31424 Mulholland Highway  
Vicinity: Malibu,

The Department of Public Health-Environmental Health Division has reviewed the latest submittal for a Remote Tasting Room at an existing vineyard, maximum occupancy 100 persons. Tasting Room Activities will include 100 or fewer people at any given time. All use and activities of the Tasting Room will be pre-scheduled and by appointment/reservation only. There will be a RSVP requirement and will be limited to a certain number of participants, with the maximum being 100 people at any given time. Where special events may occur, up to 45 a year a max of 200 occupants. Available hours of operations will be 7 days/week from 10am to 9pm. DPH recommends clearance approval in concept for this project. Prior to Building & Safety approval, the project shall submit an application to the Land Use Program for a "PROJECT REVIEW (NON-CONVENTIONAL ONSITE WASTEWATER TREATMENT SYSTEM – NEW)".

Prepared by:

**VINCENT GALLEGOS, REHS**  
Environmental Health Specialist IV  
Land Use Program

5050 Commerce Drive  
Baldwin Park, CA 91706  
[vgallegos@ph.lacounty.gov](mailto:vgallegos@ph.lacounty.gov)  
TEL (626) 430-5380

*vg*



**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
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**Kathryn Barger**  
Fifth District

July 11, 2018

Robert Glaser  
Supervising Regional Planner  
Los Angeles County Department of Regional Planning  
320 W. Temple St.,  
Los Angeles, CA 90012

**SUBJECT: ASSESSMENT OF OUTDOOR EVENT(S) HELD AT CIELO FARMS,  
MALIBU, CA. VA PROJECT No. 6783-002-003.**

In response to a request from your office, the County of Los Angeles Department of Public Health conducted a noise investigation of three venue events held at the Barn area in Cielo Farms located at 31424 Mulholland Hwy, Malibu, CA. The investigation was conducted to determine compliance by Cielo Farms with Title 12 Chapter 12.08 of the Los Angeles County Noise Control Ordinance and to provide technical support to the Los Angeles County Department of Regional Planning.

The noise monitoring and consultation was conducted for the following events (group gatherings and amplified sound) on June 16<sup>th</sup>, June 29<sup>th</sup>, and June 30<sup>th</sup>, 2018 as a follow-up to the noise monitoring conducted in May 2018 (reference LACDPH report May 22, 2018). The events began at approximately 3:00 pm and ended at 10:00 pm. There was activity involving patron ingress and egress during the events. The event of the 16<sup>th</sup> had an attendance of 198 people, while the other two events had less than 100 people.

The noise measurements (location N-1 for July 29<sup>th</sup> and July 30<sup>th</sup>; see map 1 attached) were taken from the residential receptor property at 182 N Kanan Dume Rd., near the property boundary with Cielo Farms. No adverse weather conditions were present during the noise monitoring periods.



## **FINDINGS:**

Cielo Farms was found in compliance with exterior noise standards (refer to data Table). It is important to notice that Cielo Farms had implemented new attenuation measures and operational plans at the time of the site monitoring.

### **June 16, 2018**

The events (i.e. patrons, vehicles, amplified sound, ceremonies) were not audible during the preparation, operations, and closing of the event on July 16<sup>th</sup>. During this event, the musical stage was moved from the area adjacent to the southeast wall of the barn to the northeast side of the barn. Live music and dancing were observed at the new location of the musical stage. However, the noise was not audible at the property line. The Cielo Farms consultants had also placed a noise barrier (Glass 3/16inch width, 8ft high, with a transmission loss of 25 dB resulting in a projected attenuation loss of 7.9 dB) around the perimeter of the deck/outlook walk way on the Northwest side of the property. Staff from the Toxics and Environmental Assessment (TEAP) also verified proper procedural methodology and equipment calibration used by the Consultant retained by Cielo Farms (Veneklasen Associates). Additionally, a noise attenuation barrier was placed along the access road (Plywood material with a transmission loss of 20dB, height of 8 feet, resulting in a projected attenuation loss of 7.7 dB).

### **June 29, 2018**

On June 29<sup>th</sup>, A small wedding event took place at the Barn location. There was no audible noise, except for the noise associated with the mechanical system servicing a water fountain on the west side of the access road adjacent to the property line between Cielo Farms and 182 North Kanan Dume Road. There was some intermittent noise from music and vehicular activity, however no violations of the noise ordinance were detected. Monitoring period lasted from 2:00 PM through 11:00 PM.

### **June 30, 2018**

On June 30<sup>th</sup>, music and vehicular activity was audible at the property line of Cielo Farms and 182 North Kanan Dume Road. The music was less audible inside the office space of the second floor, of the 182 North Kanan Property. However, Cielo Farms was found to be in compliance with the noise ordinance. Monitoring period lasted from 2:00 PM through 11:00 PM.

The increases in ambient plus event hourly noise levels (statistical threshold L50) relative to ambient (non-event-day prior) hourly noise levels (statistical threshold L50) was found to range greater than 0 decibels to 4 decibels. This was an improvement to the previous noise monitoring period in May 2018 (LACDPH report May 22, 2018) which showed increases in noise levels from greater than zero to 8 decibels. The improvements added by the operator to further reduce noise levels after May 2018 had a positive result. Understandably, ambient noise conditions can vary day to day. <sup>1</sup>In general, a change in noise levels of 3-5 decibels is perceived as perceptible to noticeable; an increase of 5-10 decibels is noticeable and at 10 decibels is perceived as doubling of sound. The frequency of events, variations in audibility or loudness are among noise factors that contribute to the annoyance for some members of the public and affect their quality of life.

1. NY CEQR 2014: AVP EIR

**Additional Mitigation Measures and Engineering Controls Implemented by the operator.**

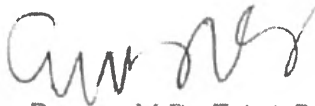
1. Placement of glass wall (8 ft high and 1/16 inch thick) around the perimeter of the outlook deck across the wine tasting structure (the barn).
2. Addition of 8 x 6 ft partition extension on the Northwest wall of the barn. This partition helps deflect amplified sound music away from adjacent properties.
3. Relocation of amplified music stage behind the barn structure. The barn structure acts as noise barrier between the music stage and adjacent property.
4. Shuttle service. This reduces traffic on the egress road, limiting traffic noise to the lower parking area.
5. Power boxes, compressors and other mechanical components associated with water features near the property line, were enclosed with cement block and metal top lid. The enclosure has exhaust and ventilation openings to prevent overheating of such equipment.
6. "Quite Please" signs were observed along the restroom and valet parking areas.
7. Additional noise monitoring station was added to the monitoring plan sites to capture lane noise source associated with traffic on Kannan Drive and Mulholland roads.
8. Placement of temporary noise barriers along the access road adjacent to the property line. The STC rating is about 6 dBA, which should help reduce existing noise to acceptable levels.

After the implementation of the new attenuation and engineering controls by Cielo Farms, we offer the following recommendations:

- As part of the Post Mitigating Monitoring Plan, a qualified acoustical engineer (or certified professional) should verify adherence to the conditions stipulated in the conditional use permit and should conduct noise monitoring as needed.
- Public Health would need to follow up with noise monitoring for compliance purposes and in addition to monitor noise during larger events (i.e. ~200 patrons).

We would like to thank the staff from Cielo Farms for their hospitality and speedy implementation of the suggested noise mitigation and minimization measures offered by our group.

Sincerely,



Cyrus Rangan, M.D., F.A.A.P., F.A.C.M.T.  
Director, Toxicology & Environmental Assessment  
Environmental Health Division, Department of Public Health

County of Los Angeles DPH-Toxicology & Environmental Assessment

**NOISE DATA TABLE 1: N-1**

Cello Farms Event 31424 Mulholland Hwy, Malibu (Fri 6/29: ambient/light event noise; Sat 6/30: Event 4pm-10pm)

Location of measurement: receptor at 182 N Kanan Dume rd, Malibu N-1: NE of guest house near driveway

Date 2018	Time (~1hr interval)	stnd Lmax	Meas Lmax	Stnd L1.7	Mea L1.7	Stnd L8.3	Mea L8.3	Stnd L25	Mea L25	Stnd L50	Meas L50	L50 diff
6/29	4:00pm	70	72.6	65	55.6	60	48.1	55	46.4	50	45.7	
6/30	4:35pm	70	65.1	65	58.3	60	49.6	55	46.6	50	45.5	-2
6/29	5:00pm	70	65.3	65	55.2	60	48.8	55	46.1	50	44.6	
6/30	5:00pm	70	74.6	65	56.9	60	50.1	55	47.8	50	46.0	+2.6
6/29	6:00pm	70	60.2	65	55.2	60	52.8	55	49.9	50	46.2	
6/30	6:00pm	70	64.7	65	57.3	60	52.8	55	50.5	50	48.9	+2.7
6/29	7:00 pm	70	61.4	65	53.7	60	51.8	55	50.2	50	48.4	
6/30	7:18pm	70	58.7	65	54.2	60	50.5	55	48.9	50	47.2	-1.2
6/29	8:00 pm	70	61	65	53	60	51	55	48.7	50	46.8	
6/30	8:00 pm	70	66.7	65	57.0	60	51.1	55	48.4	50	47.1	+1.7
6/29	9:00 pm	70	67	65	55.1	60	51.4	55	48.7	50	46.5	
6/30	9:00pm	70	75.8	65	56.8	60	52.4	55	50.3	50	49.0	+3.5
6/29	10:00pm	65	62.3	60	52.9	55	48.5	50	46.0	45	44.1	
6/30	*10:0pm	65	67.2	60	55.5	55	51.4	50	49.9	45	** 48.4	+4.3

Standard: Measured (meas) in dBA; Pre & Post CAL checks conducted. (weather data & field notes available upon request).

Red: Indicates non-compliance or exceedance of the applicable exterior noise standards. Where exceedances (') adjustments may be made to account for ambient noise as needed. If measured is <5 dba difference with ambient no violation or exceedance & no correction made..

Blue: applicable standard; \*standard adjusted to reflect ambient conditions

Green: ambient noise (although 6/29 is a light event; the non-audible event portion was used to indicate ambient for comparison to 6/30)

Meas- measurement on site

\*\* : using L50 noise data at 6/29 at 10:00 pm hr as ambient the difference is <5 db therefore cant determine actual intrusive noise level. No violation or exceedance.

\* Music ended at 10:00PM

Map 1





**Picture 1. Mitigation measure number 5.**





Picture 2: Mitigation measure number 1.



**Picture 3: Mitigation measure number 8.**

1. NY CEQR 2014; AVP EIR