



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

April 25, 2013

TO: David W. Louie, Chair
Esther L. Valadez, Vice Chair
Harold V. Hesley, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Alejandrina C. Baldwin ^{ACB}
Principal Regional Planner
Land Divisions

**SUBJECT: Additional Material for Hearing
Project No. 87350-(3)
Modification to Recorded Tract Map No. 38931
RPC Meeting: May 1, 2013
Agenda Item: 6**

In addition to materials distributed to your Commission on April 18, 2013, please find attached the revised conditions of approval from County Department of Parks & Recreation (County Parks) which address concerns brought up by the National Park Service regarding the Backbone Trail dedication and recordation of the open space lots to a public entity.

The National Park Service contacted staff and submitted a comment letter (attached) regarding the process for completing the Backbone Trail easement and conveying the open space lots to a public agency.

The use of the Backbone Trail is different under County Parks and the National Park Service ownership. The use of mountain bikes is not allowed within portions of the trail under National Park Service ownership, although mountain bike use is allowed within the multi-use designation of the County Parks policy. To address this discrepancy and avoid confusion for trail users, County Parks has revised their conditions of approval to require the final map easement label to only read "20' wide trail easement for the backbone trail" and not include language referring to the multi-use trail being for hiking, mountain biking and equestrian.

Staff has concluded that it is not necessary to condition the project to record and dedicate the open space lots through a separate document in addition to the required final map note because the project owner has entered into a separate agreement with the County to dedicate these open space lots to a public entity. At this time there is not a need for additional conditioning which may conflict with the agreement in place.

NP:ACB



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

April 24, 2013

TO: Alejandrina Baldwin
Land Divisions Section
Regional Planning

FROM: Kathline King *K King*
Chief of Planning
Parks and Recreation

SUBJECT: **REVISED TRAIL REPORT FOR MODIFICATION TO RECORDED
TRACT NO. 038931 For Lots 8, 9, 10, 11, and 12 ONLY
(MAP STAMPED BY REGIONAL PLANNING ON NOVEMBER 28, 2012)**

The Department of Parks and Recreation (Department) has completed the review of the subject Modification to Recorded Tract Map No. 038931 which depicts a general 20-foot trail easement alignment and notation that the easement be dedicated "to the Department of Parks and Recreation." In the Department's Trail Report to Regional Planning, dated January 3, 2013, the Department requested the applicant to show on the tract map a trail easement over the existing trail path and to dedicate the easement by separate document to any one of several specified public entities.

In 2006, the Department issued a Notice of Trail Requirement in connection with Tentative Tract Map No. 038931. The Tentative Tract Map did not show the location of the Backbone Trail which existed at the time. In the Department's comments at that time, a 20-foot trail easement was requested to be dedicated to County of Los Angeles.

 X THE MAP IS APPROVED WITH CONDITIONS.

Trail Easement Recordation Conditions

1. Prior to final map recordation, the Applicant shall:

- a. Replace the existing label on the map on lots 10 and 11 with the following language:

“20’ WIDE TRAIL EASEMENT FOR THE BACKBONE TRAIL.”

- b. Replace Note 5 with the following language:

“Proposed Modification to Recorded Tract Map to change lots 8, 9, 10, 11 and 12 from residential lots to open space lots, to be dedicated to U. S. National Parks Service, California Department of Parks and Recreation, Mountains Recreation and Conservation Authority, Santa Monica Mountains Conservancy, or other public entity approved in writing by the Director of the County of Los Angeles Department of Parks and Recreation for permanent open space.”

- c. Remove Note 11 on the map.

- d. Add the Trail Note with the following language:

“WE HEREBY DEDICATE TO THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION, MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, SANTA MONICA MOUNTAINS CONSERVANCY OR OTHER PUBLIC ENTITY APPROVED IN WRITING BY THE DIRECTOR OF THE COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION, A TWENTY-FOOT (20’) WIDE TRAIL EASEMENT AS SHOWN HEREON FOR THE PURPOSES OF THE BACKBONE TRAIL. ”

- e. Dedicate by separate document to California Department of Parks and Recreation, Mountains Recreation and Conservation Authority, Santa Monica Mountains Conservancy, or other public entity approved in writing by the Director of the Los Angeles County Department of Parks and Recreation, a twenty-foot (20’) wide trail easement, designated as the Backbone Trail. The County of Los Angeles Department of Parks and Recreation maintains a “multi-use” policy for County trails which allows the following trail uses: hiking, mountain biking, and equestrian. However, for the subject Backbone Trail easement, the Director of the Los Angeles County Department of Parks and Recreation will defer any trail use restrictions to the public entity that ultimately receives the subject trail easement. Refer to attachments, Exhibit A and Exhibit B, for trail alignment.
- f. The following language (in exact form) must be shown for trail dedications on the trail easement document:

Alejandrina Baldwin
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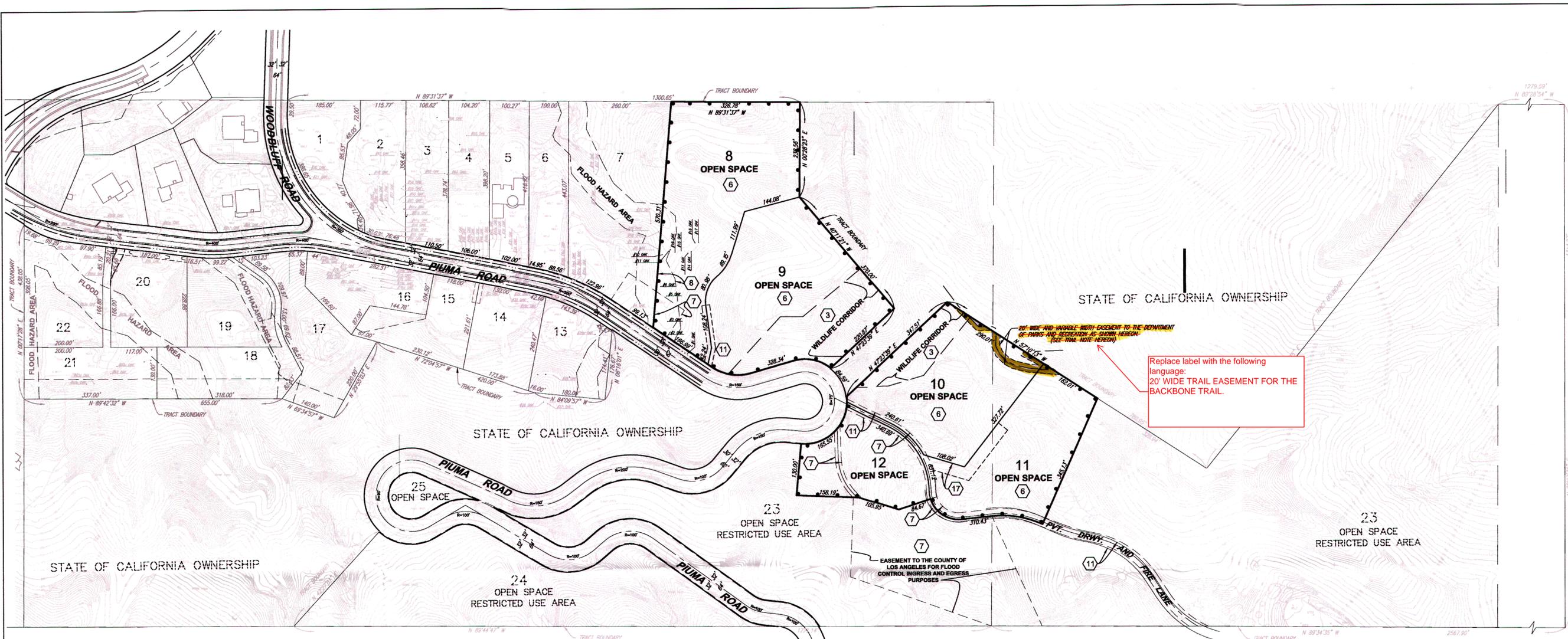
"We hereby dedicate to _____, as approved in writing by the Director of the County of Los Angeles Department of Parks and Recreation, a twenty-foot (20') wide trail easement for (allowed uses), as shown on Exhibit "_____" for purposes of the Backbone Trail. Full public access shall be provided for the twenty-foot (20') wide trail easement.

- g. The trail easement shall be recorded as a separate document and the plat map and legal description shall be attached and submitted to the County of Los Angeles Department of Parks and Recreation for review and acceptance.

For any questions concerning the trail conditions of approval, please contact Olga Ruano, Park Planning Assistant at (213) 738-2014 or by e-mail at oruano@parks.lacounty.gov.

KK:OR:ner

c: Parks and Recreation (N.E. Garcia, J. Barber, C. Lau, L. Bradley, O. Ruano)



Replace label with the following language:
20' WIDE TRAIL EASEMENT FOR THE BACKBONE TRAIL.

EASEMENTS PER PRELIMINARY TITLE REPORT NO. 11000300277
 ORDER NUMBER: 367275, TITLE UNIT NUMBER: 7733
 PRELIMINARY REPORT PREPARED BY
 STEWART TITLE GUARANTY COMPANY
 ONLY A PART OF THIS REPORT IS REFLECTED ON THIS MAP

- | ITEM NO. | DESCRIPTION |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3 | DOCUMENTS ENTITLED "IRREVOCABLE OFFER TO DEDICATE FEE TITLE" INCLUDE LOTS 23 AND 24 AND THE WILDLIFE CORRIDOR RECORDED 7-23-85 AS INST. NO. 85-844016 AND 7-23-85 AS INST. NO. 85-844017. O.R. |
| 6 | DEDICATION ON THE MAP OF TRACT NO. 38931 TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BLDGS. OR OTHER STRUCTURES WITHIN LOTS 23-24 AND 25 DESIGNATED AS OPEN SPACE LOTS. |
| 6 | STATEMENT ON THE MAP OF TRACT NO. 38931 DEDICATING THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE RESIDENTIAL BUILDING WITHIN LOTS 7 THRU 11. INCL. |
| 7 | STORM DRAIN AND STORM DRAIN INGRESS AND EGRESS EASEMENTS AS DEDICATED ON THE MAP OF TRACT NO. 38931. AFFECTS LOTS 7, 8, 10, 11, 12 AND 13. |
| 8 | DEDICATIONS ON THE MAP OF TRACT NO. 38931 TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT THE ERECTION OF BLDGS. OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS FLOOD HAZARD AREAS AND RESTRICTED USE AREA AFFECTS LOTS 6, 7, 8, 13, 17 THRU 25. |

- | ITEM NO. | DESCRIPTION |
|----------|--------------------------------------------------------------------------------------------------------------------------------|
| 11 | A RESERVATION OF RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS PURPOSES PER DOC RECORDED 10-24-90 AS INST. NO. 90-1803100. O.R. |
| 17 | A SUBSURFACE PERCOLATION EASEMENT OVER LOT 11 FOR THE BENEFIT OF LOTS 10, 11 AND 12 REC. 5-20-03 AS INST. NO. 03-1423366. O.R. |

Replace Trail Note with the following language:
 WE HEREBY DEDICATE TO THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION, MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, SANTA MONICA MOUNTAINS CONSERVANCY OR OTHER PUBLIC ENTITY APPROVED IN WRITING BY THE DIRECTOR OF THE COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION, A TWENTY-FOOT (20') WIDE TRAIL EASEMENT AS SHOWN HEREON FOR THE PURPOSES OF THE BACKBONE TRAIL.

TRAIL NOTE:

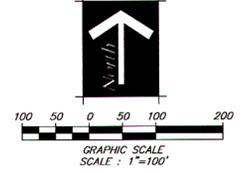
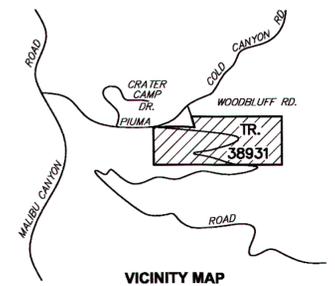
WE HEREBY DEDICATE TO THE U.S. NATIONAL PARKS SERVICE, CALIFORNIA DEPARTMENT OF PARKS AND RECREATION, MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, OR OTHER PUBLIC ENTITY, AS APPROVED IN WRITING BY THE COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION, A TWENTY-FOOT (20') AND VARIABLE WIDTH TRAIL EASEMENT FOR MULTI-USE (HIKING, MOUNTAIN-BIKING, AND EQUESTRIAN) AS SHOWN HEREON FOR THE PURPOSES OF THE STATE BACKBONE TRAIL.

| LOT AREAS | | | |
|-----------|--------------|------------|-------------|
| NO. | GROSS (S.F.) | NET (S.F.) | DESCRIPTION |
| 8 | 145,282 | 131,159 | OPEN SPACE |
| 9 | 139,733 | 93,065 | OPEN SPACE |
| 10 | 108,591 | 80,010 | OPEN SPACE |
| 11 | 93,660 | 73,593 | OPEN SPACE |
| 12 | 56,331 | 51,174 | OPEN SPACE |

Replace Note 5 with the following language:
 Proposed Modification to Recorded Tract Map to change lots 8, 9, 10, 11 and 12 from residential lots to open space lots, to be dedicated to U.S. National Parks Service, California Department of Parks and Recreation, Mountains Recreation and Conservation Authority, Santa Susana Mountains Conservancy, or other public entity approved in writing by the Director of the County of Los Angeles Department of Parks and Recreation for permanent open space.

NOTES:

- PRESENT ZONING: A-1-1
- PROPOSED ZONING: A-1-1
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: OPEN SPACE DEDICATION OF LOTS 8, 9, 10, 11 & 12
- PROPOSED TENTATIVE TRACT MAP MODIFICATION TO CHANGE LOTS 8, 9, 10, 11 AND 12 FROM RESIDENTIAL LOTS TO OPEN SPACE LOTS TO BE DEDICATED TO THE SANTA MONICA MOUNTAINS CONSERVANCY OR AN ACCEPTABLE PUBLIC ENTITY FOR PERMANENT OPEN SPACE.
- PROPOSED TENTATIVE TRACT MAP MODIFICATION TO REMOVE THE DEBRIS BASIN REQUIREMENT FROM LOT 23.
- REQUEST PERMISSION TO VACATE LOS ANGELES COUNTY DRAINAGE EASEMENT THAT WAS DEDICATED PER TRACT MAP NO. 38931 FOR THE DEBRIS BASIN.
- ONLY LOTS 8, 9, 10, 11 AND 12 OF TRACT NO. 38931 ARE A PART OF THIS "MODIFICATION TO RECORDED TRACT MAP", LOTS 1 THRU 7 AND 13 THRU 25 ARE NOT A PART OF THIS MAP OR APPLICATION.
- NO GRADING IS PROPOSED AS A PART OF THIS "MODIFICATION TO RECORDED TRACT MAP" (LOTS 8, 9, 10, 11 AND 12 OF TRACT NO. 38931)
- NO OAK TREES ARE TO BE IMPACTED, ENROACHED UPON, REMOVED, OR DISTURBED AS A PART OF THIS "MODIFICATION TO RECORDED TRACT MAP" (LOTS 8, 9, 10, 11 AND 12 OF TRACT NO. 38931)
- OPEN SPACE LOTS ARE TO BE DEDICATED TO THE SANTA MONICA MOUNTAINS CONSERVANCY OR AN ACCEPTABLE PUBLIC ENTITY FOR PERMANENT OPEN SPACE.
- NO WALLS OR FENCING ARE PROPOSED AS A PART OF THIS APPLICATION



ASSESSORS PARCEL NUMBER:
 ASSESSOR'S PARCEL NUMBER: 4456-038-008 (LOT 8)
 4456-038-025 (LOT 9)
 4456-038-026 (LOT 10)
 4456-038-011 (LOT 11)
 4456-038-012 (LOT 12)

LEGEND
 INDICATES THE BOUNDARY OF THE LAND INCLUDED IN THIS TENTATIVE MAP MODIFICATION



OWNERS / SUBDIVIDERS

VINTAGE PACIFIC AT MONTE NIDO, LLC.
 MATT OSGOOD
 18401 VON KARMAN AVENUE, SUITE 350
 IRVINE, CALIFORNIA 62612
 PHONE: 949-253-7110

LEGAL DESCRIPTION:

LOTS 8 THRU 12 OF TRACT MAP NO. 38931, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 1093, PAGE(S) 95 THRU 99, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MODIFICATION TO RECORDED TRACT MAP NO. 38931 "Exhibit A" FOR LOTS 8, 9, 10, 11 AND 12 ONLY



3791 Prairie Ridge Court
 Simi Valley, CA 93063
 Phone: 805-522-2822
 Fax: 805-426-8016

ENGINEER'S STATEMENT
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE



ISSUE DATE: **JAN. 15, 2013**

DRAWING SCALE: 1"=100'
 DRAWN: MT/BL DESIGNED: MT/BL
 SHEET NO. **1** OF **1** SHEETS

NOT A PART

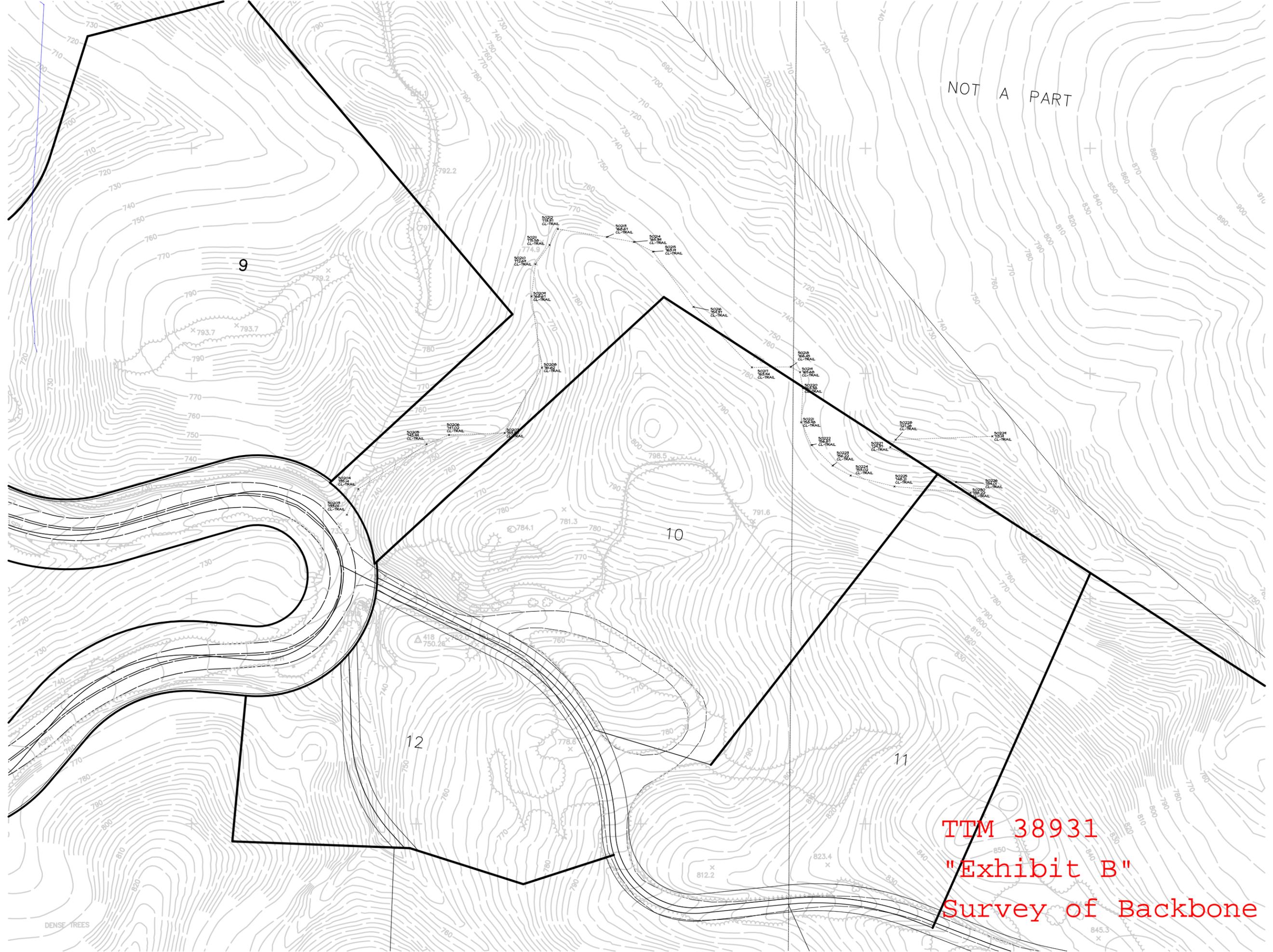
9

10

12

11

TTM 38931
"Exhibit B"
Survey of Backbone Trail





United States Department of the Interior

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

In reply refer to:
L76 (SAMO)/Tract 132-64B

April 24, 2013

Los Angeles County Regional Planning Commission
320 W. Temple St.
Los Angeles, CA 90012

Dear Commissioners:

The National Park Service (NPS) has received notice of the Commission's hearing on May 1, 2013, for Modifications to Recorded Tract Map No. 38931. The modifications include dedicating Lot Nos. 8, 9, 10, 11, and 12 (originally recorded as single family residential lots) to permanent open space, eliminating the required construction of a debris basin within Lot 23 and any other debris basins and drainage improvements associated with Lots 8 through 12, and removing the condition to construct inverted shoulder paving on Piuma Road and Woodbluff Road.

The National Park Service appreciates the opportunity to comment on the proposed legislation. We provide comments on the effects of private and public land development in the Santa Monica Mountains at the invitation of state and local units of government with authority to prevent or minimize adverse uses. We assume a neutral position and do not support or oppose land development. We offer the following comments.

The NPS welcomes the proposed tract map modifications that would provide permanent protection of the natural and visual resources that contribute to an enjoyable visitor experience on the Backbone Trail. In comment letters from 1980 and 1982, NPS voiced the need to provide for wildlife habitat connectivity, protection of the riparian habitat on the project property, and public trail access for the Backbone Trail. While the County's 1982 approval provided demarcated areas on Lots 9 and 10 intended to be left open for wildlife movement and for the Backbone Trail, the corridor was narrow. The required debris basin would have exacerbated habitat loss in a riparian area. The proposed modifications would expand the wildlife corridor, complete the Backbone Trail public right-of-way, and would permanently protect the riparian habitat at the debris basin site. These proposed modifications are consistent with NPS management goals and objectives for protection of native habitat and public recreational access in the Santa Monica Mountains National Recreation Area.

We wish to offer the following suggestions regarding the process for completing the Backbone Trail easement and conveying the open space lots to a public agency.

Trail Easement - Multi-use Designation

The proposed tract map conditions listed in the County Parks and Recreation letter dated April 10, 2013, provides for "a twenty-foot (20') wide multi-use (hiking, mountain biking, and equestrian)

trail easement..." We suggest the County incorporate text to defer the use designation to the future recipient agency of the proposed easement for the following reasons.

- The Backbone Trail use designation from Malibu Canyon Road to Trippet Ranch in Topanga State Park, including the stretch in the vicinity of Tract Map No. 38931, is currently hiker-equestrian (see attached map). This portion of the trail runs almost entirely across Malibu Creek State Park and Topanga State Park. The trail through this area was originally constructed as a footpath. The trail is not designated for multiple use.
- NPS, State Parks, and SMMC/MRCA are embarking on the long-awaited SMMNRA Interagency Trail Management Plan EIS/EIR. The EIS/EIR will evaluate alternatives for a 20-year vision for the SMMNRA trail network. The EIS/EIR will address trail use designation, including use on the Backbone Trail. It would be helpful keep the use designation across Lot 10 open so the TMP partner agencies may consider all options of use designation for the Backbone Trail.

Open Space Lots

We understand the County Parks and Recreation's April 10, 2013, letter listed conditions for the trail easement and open space lots that were incorporated by reference in the list of tract map modification conditions. The letter includes conditioning for the typical steps required to record a public trail easement. In particular, there is the step to record a separate document for the trail offer-to-dedicate, per Step 1(e, f, g). For the open space lots, the letter only has a condition to put a label on the "Exhibit A" map indicating the land will be conveyed to one of the listed parkland management agencies. There are no follow-up steps for recording the offer-to-dedicate. We suggest steps for the conveyance of the open space lots should parallel the conveyance conditions for the trail easement dedication (Step 1(e, f, g)).

We wish to thank the County and the applicant for taking the initiative to improve park resource protection associated with Tract Map No. 38931. Thank you for the opportunity to comment. If you have questions, please call Outdoor Recreation Planner Melanie Beck at (805) 370-2346.

Sincerely,



David Szymanski
Superintendent

cc: Joe Edmiston, Executive Director, Santa Monica Mountains Conservancy
Craig Sap, Superintendent, Angeles District, State Department of Parks and Recreation

Attachment: Map of Backbone Trail System – Current Trail Use Designation in Vicinity of Tract Map No. 38931, dated April 23, 2013

Backbone Trail System - Current Trail Use Designation in Vicinity of Tract Map No. 38931

