



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**

87350

**HEARING DATE**

May 1, 2013

**REQUESTED ENTITLEMENTS**

Modification To Tract Map No. 38931

# PROJECT SUMMARY

**OWNER / APPLICANT**

Vintage Pacific at Monte Nido, LLC

**MAP/EXHIBIT DATE**

11-28-12

**PROJECT OVERVIEW**

Modification to Recorded Tract Map No. 38931 to dedicate Lot Nos. 8, 9, 10, 11, and 12 (originally recorded as single family lots) to permanent undisturbed open space lots, eliminate the condition to require debris basins and drainage improvements in association with lots 8 through 12, and remove the condition to construct inverted shoulder paving on Piuma Road and Woodbluff Road.

**LOCATION**

Piuma Road east of Woodbluff Road, Malibu

**ACCESS**

Piuma Road

**ASSESSORS PARCEL NUMBER(S)**

4456-038-008, 011, 012, 025, 026

**SITE AREA**

12.5 gross (9.8 net) Acres

**GENERAL PLAN / LOCAL PLAN**

Malibu Local Coastal Plan

**ZONED DISTRICT**

The Malibu

**LAND USE DESIGNATION**

Category 3 (Rural Land I, 1du/10ac), 4 (Rural Land II, 1du/5ac), 5 (Rural Land III, 1du/2ac), and 18 (Parks)

**ZONE**

A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) zone

**PROPOSED UNITS**

0

**MAX DENSITY/UNITS**

5

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

EIR Addendum

**KEY ISSUES**

- Application is filed pursuant to Los Angeles County Code 21.52.030. The public hearing is limited only to the modifications requested and the Regional Planning Commission may act only on the requested modification and not on the overall project.
- This modification will convert five (5) recorded single-family lots into five dedicated open space lots. These lots will no longer have the right to build structures on them and shall remain undisturbed.
- The subdivider is still required to realign/reconstruct the intersection of Woodbluff Road and Piuma Road to the satisfaction of Public Works.
- TR 38931 approved by the Board of Supervisors on December 30, 1982 and was recorded on September 24, 1987 for 22 single family lots, three open space lots (Lot Nos. 23, 24, and 25) and associated drainage facilities and improvements. This project does not request to modify other aspects of the recorded project.

**CASE PLANNER:**

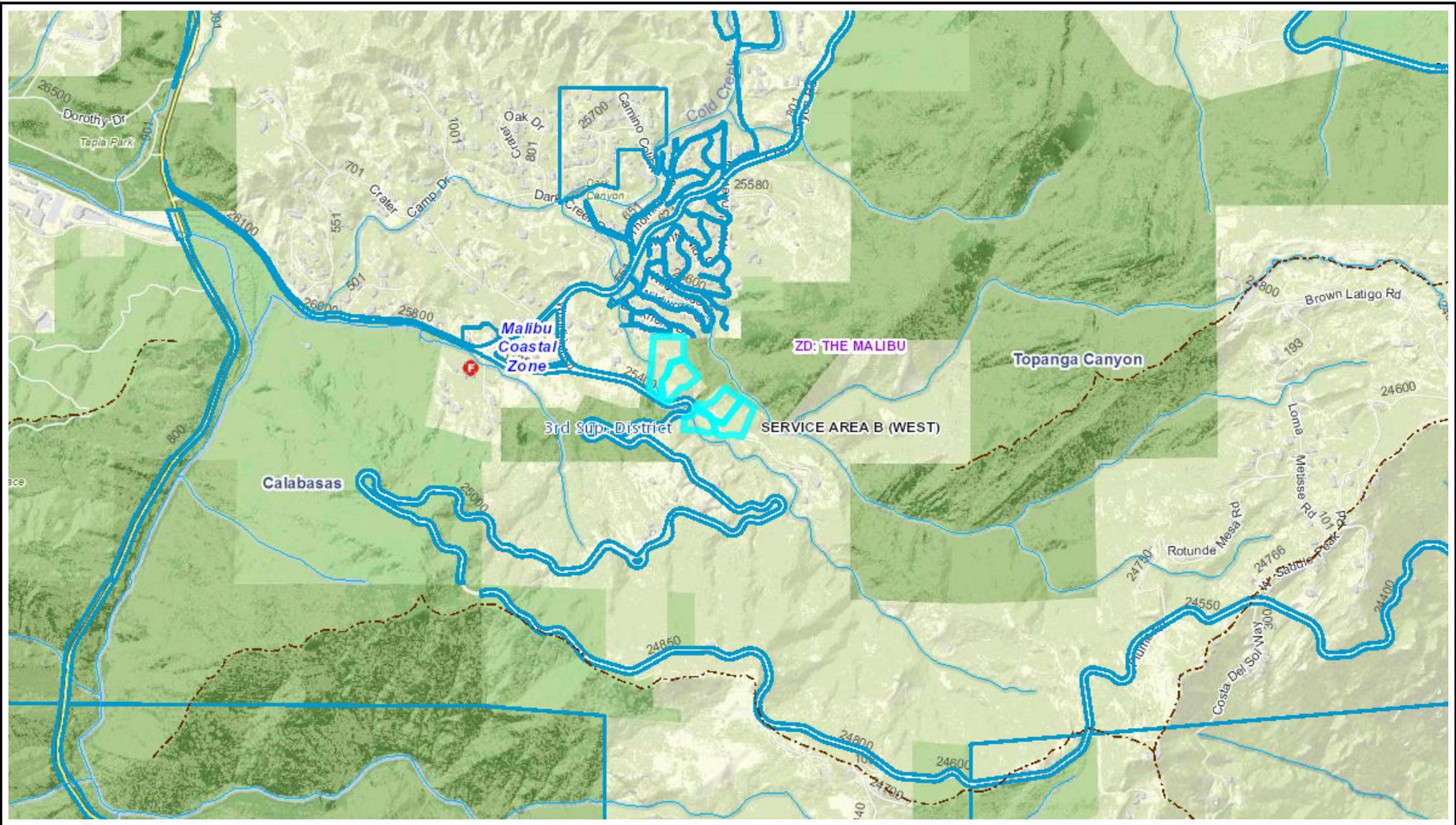
Alejandrina C. Baldwin

**PHONE NUMBER:**

(213) 974 – 6433

**E-MAIL ADDRESS:**

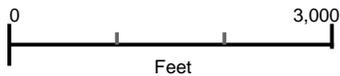
acbaldwin@planning.lacounty.gov



# Department of Regional Planning

Printed: Apr 16, 2013

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### **ENTITLEMENTS REQUESTED**

- Modification to Recorded Tract Map No. 38931 to dedicate Lot Nos. 8, 9, 10, 11, and 12 (originally recorded as single family lots) to permanent undisturbed open space lots, eliminate the condition to require debris basins and drainage improvements in association with lots 8 through 12, and remove the condition to construct inverted shoulder paving on Piuma Road and Woodbluff Road.

### **PROJECT DESCRIPTION**

A modification to recorded Tract Map No. 38931 (TR 38931) has been filed pursuant to Section 21.52.030 of Title 21 of the Los Angeles County (County) Subdivisions Code. A public hearing is required for the proposed modification, but the public hearing and action of the Planning Commission is limited to the modification only and not the overall project.

On September 30, 1982, the Board of Supervisors approved TR 38931 for 23 single family residential lots one public facility lot and one open space lot. On September 24, 1987, the map recorded with 22 single family lots, three open space lots (Lot Nos. 23, 24, and 25) and associated drainage facilities and improvements. Through this modification, five of the single family lots (Lot Nos. 8 through 12) will be conditioned to be recorded as permanent dedicated open space lots with building restrictions over them. Previously conditioned debris basin and drainage improvements associated with Lot Nos. 8 through 12 will no longer be required, such as the installation of a public storm drain system which includes a debris basin and/or upgrades to existing culverts under Piuma Road.

The modification map depicts the location of the subject five single family lots which are accessed by Piuma Road just east of Woodbluff Road. These lots are currently surrounded by open space lots owned by the State of California Parks and Recreation Department (State Parks) and the Mountains Recreation and Conservation Authority (MRCA). Portions of Lot Nos. 9 and 10 include a wildlife corridor which has been dedicated to State Parks. An easement for a Private Driveway and Fire Lane between Lot Nos. 10, 11, and 12 will remain as it was recorded through a separate instrument.

### **EXISTING ZONING**

The subject property is zoned A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) zone. All surrounding properties (north, south, west, east) are zoned A-1-1 as well.

### **EXISTING LAND USES**

The subject property is undeveloped and vacant. Surrounding properties are developed as follows:

North: open space  
South: open space and single family residences  
East: open space  
West: open space single family residences

### **PREVIOUS CASES/ZONING HISTORY**

Tract Map No. 87350 was approved on September 30, 1982 by the Board of Supervisors and recorded on September 24, 1987, for 22 single family lots, three open space lots (Lot Nos. 23, 24, and 25) and associated drainage facilities and improvements.,

### **ENVIRONMENTAL DETERMINATION**

An Addendum to the certified Environmental Impact Report (EIR) for TR 38931 (prepared and certified by the Board of Supervisors on December 30, 1982 for 23 single family lots, one public facility lot and one open space lot) was prepared for this modification. The Addendum concluded that the conversion of five single family lots to open space lots would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplemental environmental analysis is not required.

A copy of the Addendum is attached.

### **STAFF EVALUATION**

#### General Plan/Community Plan Consistency

The project site is located within the Malibu Local Coastal Plan land use Categories 3 (Rural Land I, 1du/10ac), 4 (Rural Land II, 1du/5ac), 5 (Rural Land III, 1du/2ac), and 18 (Parks). These designations are intended for rural and parks type development. The proposed modification is consistent with these categories as single family residential lots will be converted into dedicated open space lots, reducing density of the original map and creating new park land within the area.

The following policies of the Community Plan are applicable to the proposed project:

- *Policy 9- Utilize open space easements and dedications, where appropriate, to facilitate the objectives of a recreational program.*

The conversion of single family lots to open space lots will allow the continued use of portions of Lot Nos. 9 and 10 as a wildlife corridor.

- *Policy 68- Environmentally sensitive habitat areas (ESHAs) shall be protected against significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. Residential use shall not be considered a resource dependent use.*

The Project site is entirely within a Sensitive Ecological Area (SEA Buffer Area 5) and a Sensitive Ecological Resource Area (SERA). The conversion of these lots from a single family use to an open space use will prevent the development of residential uses within sensitive habitat areas.

- *Policy 75- Development adjacent to parks shall be sited to allow ample room outside park boundaries for necessary fire-preventive brush clearance.*

The conversion of five single family residences adjacent to other single family lots will create a larger buffer between the residential uses and the existing open space/park area and reduce the need for fire-preventive brush clearance within these lots.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.21.110 of the County Code, establishments in the A-1-1 Zone are subject to certain development standards, although this modification will convert single family residential lots into open space lots and therefore no development will be permitted. By default all development standards will be met as no development will be permitted within the open space lots.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 21.52.030 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

Lot Nos. 8, 9, 10, 11, and 12 are surrounded by open space land owned by the State Parks and the MRCA. The conversion of these single family lots to open space lots will be compatible with the surrounding lots. Lot Nos. 9 and 10 are part of a wildlife corridor and conversion of these lots to open space will enhance and further increase the success of the open space area and wildlife corridor to be maintained as intended.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The Los Angeles County Subdivision Committee (Subdivision Committee), which consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health, reviewed this modification on January 3, 2013.

Public Works recommends the elimination of debris basins and drainage improvements that affect the frontage of lots 8 through 12 because all other proposed buildable lots have adequate flood protection and the five remaining subject lots will be dedicated as permanent open space. The following modified road condition has been added to reflect this change:

*The previous condition to construct inverted shoulder paving on Piuma Road and Woodbluff Road is no longer required due to oak tree impacts. However, the subdivider is still required to realign/reconstruct the intersection of Woodbluff Road and Piuma Road to the satisfaction of Public Works*

Parks and Recreation has recommended conditions, prior to final map recordation, requiring a twenty-foot (20') wide multi-use (hiking, mountain biking and equestrian) trail easement to be designated as the State Backbone Trail. The conditions also require the trail to be dedicated to California Department of Parks and Recreation (State Parks), Mountains Recreation and Conservation Authority (MRCA), or other public entity to the satisfaction of Parks and Recreation. Similar to the trail, the open space lots are recommended to be conditioned to be dedicated to the U.S. National Parks Service, State Parks, MRCA, Santa Monica Conservancy, or other public entity to the satisfaction of Parks and Recreation.

The conditions of all five departments of the Subdivision Committee are attached.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PUBLIC COMMENTS**

As of writing this report, three phone calls have been received from neighboring property owners inquiring about the project proposal and seeking assurance that the open space will be dedicated to a public entity. All inquiries have been in support.

**FEES/DEPOSITS**

No fees are required.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number 87350-(3), Modification to Recorded Tract Map No. 38931, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND, HAVING CONSIDERED THE ADDENDUM ALONG WITH THE FINAL EIR FOR PROJECT NO. 87350-(3), HEREBY APPROVE THE ADDENDUM TO THE CERTIFIED FINAL EIR.**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE MODIFICATION TO RECORDED TRACT MAP NO. 38931 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Alejandrina C. Baldwin, Principal Regional Planner, Land Divisions Section  
Reviewed by Nooshin Paidar, Supervising Regional Planner, Land Divisions Section

Attachments:

Draft Findings, Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Environmental Document (Addendum to Final EIR)  
Site Photographs, Aerial Image  
Modification Map

NP: ACB  
4-18-2013

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. 87350-(3)  
MODIFICATION TO RECORDED TRACT MAP NO. 38931**

1. **ENTITLEMENT REQUESTED.** The applicant, Vintage Pacific at Monte Nido, LLC, is requesting a Modification to Recorded Tract Map No. 38931 to dedicate Lot Nos. 8, 9, 10, 11, and 12 (originally recorded as single family lots) to permanent open space lots, eliminate the condition to require construction of debris basins and drainage improvements in association with lots 8 through 12, and remove the condition to construct inverted shoulder paving on Piuma Road and Woodbluff.
2. **HEARING DATE May 1, 2013.**
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION**

**PROJECT DESCRIPTION.** Tract Map No. 38931, was approved by the Board of Supervisors on September 30, 1098 for 23 single family residential lots, one debris basin lot and an open space lot, and recorded on September 30, 1987 for 22 single family lots, three open space lots (Lot Nos. 23, 24, and 25) with associated drainage facilities and improvements. The proposed modification proposes to convert five of the single family lots (Lot Nos. 8, 9, 10, 11, and 12) to dedicated undisturbed open space lots and modify related road conditions, including removal of conditions requiring a debris basin and culverts under Piuma Road. The project design will not change. The open space lots will be recorded with building restrictions over them. Previously conditioned drainage facility and improvements associated with Lot Nos. 8 through 12 will no longer be required. All lots provide the required frontage and access from Piuma Road.

The modification map depicts the location of the subject five single family lots which are accessed by Piuma Road just east of Woodbluff Road. The lots are surrounded by open space lots owned by the State of California Parks and Recreation Department (State Parks) and the Mountains Recreation and Conservation Authority (MRCA). Portions of Lot Nos. 9 and 10 include a wildlife corridor which has been dedicated to State Parks. An easement for a Private Driveway and Fire Lane between Lot Nos. 10, 11, and 12 will remain as it was recorded through a separate instrument.

4. **LOCATION.** Piuma Road east of Woodbluff Road in the unincorporated community of Malibu. Assessor parcel numbers 4456-038-008, 011, 012, 025 and 026. Recorded Lot Nos. 8, 9, 10, 11, and 12 of Tract Map No. 38931.
5. **EXISTING ZONING.** A-1-1 (Light Agricultural-One Acre Minimum Lot Area) zone. Surrounding zone is also A-1-1.
6. **EXISTING LAND USES.** Vacant. Surrounding land uses are vacant, open space and single family residential.

7. **PREVIOUS CASES/ZONING HISTORY.** Tract Map No. 87350 was approved on September 30, 1982 by the Board of Supervisors and recorded on September 24, 1987, for 22 single family lots, three open space lots (Lot Nos. 23, 24, and 25) and associated drainage facilities and improvements.
8. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** Malibu Local Coastal Plan Categories 3 (Rural Land I, 1du/10ac), 4 (Rural Land II, 1du/5ac), 5 (Rural Land III, 1du/2ac), and 18 (Parks)

The project is located within the California Coastal Commission appealable area and is required to be reviewed by the Hearing Officer or Regional Planning Commission.

9. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** Open space lots will comply with A-1-1 development standards as no development will be allowed within the open space lots.
10. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** Lot Nos. 8, 9, 10, 11, and 12 are surrounded by open space land and therefore the conversion of these lots to open space will be in character and will be compatible with the surrounding community.
11. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** Department of Public Works supports the applicant's request for a waiver from installing a public storm drain system which includes a debris basin and/or upgrades to existing culverts under Piuma road because all proposed buildable lots have adequate flood protection and the remaining five lots will be dedicated as open space. The Department of Parks and Recreation has conditioned the project to provide a twenty-foot (20') wide Backbone Trail easement and for the trail and open space lots to be dedicated to a public entity to the satisfaction of Parks and Recreation.
12. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

**13. PUBLIC COMMENTS.**

**MODIFICATION TO RECORDED TRACT MAP SPECIFIC FINDINGS**

14. The applicant proposes to convert Lot Nos. 8, 9, 10, 11, and 12 to dedicated undisturbed open space lots which will require dedication of construction rights over these lots and therefore not requiring the debris basins originally conditioned to provide.

Therefore, there are changes in circumstances which make any or all of the conditions or the design of such map no longer appropriate or necessary

15. The proposed modification will remove improvement requirements of Lot Nos. 8, 9, 10, 11, and 12. All other lots recorded as part of the project will continue to be conditioned by the original project conditions.

Therefore, the proposed modifications do not impose any additional burdens on the present fee owner of the property.

16. The request to convert single family lots to open space lots has been proposed by the property owner and does not change the other lots which have recorded as part of the original project.

Therefore, such modifications would not alter any right, title or interest in the real property.

17. The requested modification will convert Lot Nos. 8, 9, 10, 11, and 12 to dedicated undisturbed open space lots and eliminate the need for conditioned improvements since these open space lots will not have building development rights.

Therefore, the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions.

18. The project request will eliminate five single family lots from the original development.

Therefore, the proposed map and the design of the improvements of the proposed subdivision are consistent with applicable general and specific plans.

19. The project request will increase the amount of dedicated open space and reduce impacts to the project site by not improving these lots or grading within hilly terrain.

Therefore, the proposed map and the design of the improvements of the proposed subdivision are consistent with applicable general and specific plans.

20. Lot Nos. 8, 9, 10, 11, and 12 are currently surrounded by permanent open space and is currently undeveloped in a natural state.

Therefore, the site is physically suitable for the type and proposed density of the development.

21. The proposed project does not change the design of the recorded map. Single family lots will be converted into open space lots which will not have development

rights. The environmental impact of the request has been found to be less than the recorded project.

Therefore, the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems or conflicts with public easements.

## **ENVIRONMENTAL DETERMINATION**

22. An Addendum to the Environmental Impact Report (EIR) for TR 38931, which was certified by the Board of Supervisors on September 30, 1982 for 23 single family lots, a public facility lot and one open space lot, was prepared. The Addendum concluded that the conversion of five single family lots to open space lots would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplemental environmental analysis was not required.
23. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

### **BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. There are changes in circumstances which make any or all of the conditions or the design of such map no longer appropriate or necessary; and
- B. The proposed modifications do not impose any additional burdens on the present fee owner of the property; and
- C. Such modifications would not alter any right, title or interest in the real property; and
- D. The modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions; and
- E. The modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map; and
- F. The proposed map and the design of the improvements of the proposed subdivision are consistent with applicable general and specific plans; and

- G. The site is physically suitable for the type and proposed density of the development; and
- H. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems or conflicts with public easements; and

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Modification to Recorded Tract Map as set forth in Section 21.52.030 of the Los Angeles County Code (Subdivisions Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. The Regional Planning Commission has considered the Addendum to Environmental Impact Report to Tract Map No. 38931 for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Project No. 87350-(3), Modification to Recorded Tract Map No. 38931 is approved, subject to the attached conditions.

NP:ACB  
4-18-13

c: Each Commissioner

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. 87350-(3)  
MODIFICATION TO RECORDED TRACT MAP NO. 38931**

**PROJECT DESCRIPTION**

The project is a modification to Recorded Tract Map No. 38931 to dedicate Lot Nos. 8, 9, 10, 11, and 12 (originally recorded as single family lots) to permanent undisturbed open space lots, eliminate debris basins and drainage improvements in association with lots 8 through 12, and remove the condition to construct inverted shoulder paving on Piuma Road and Woodbluff Road pursuant to County Code Section 21.52.030 in the A-1-1 (Light Agricultural-One Acre Minimum Lot Area) zone, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term “subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The subdivider 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 permit approval, 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 the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, 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 subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. 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 the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years after the recordation of a final map for Modification to Recorded Tract Map No. 38931. In the event that Modification to Recorded Tract Map No. 38931 should expire without the recordation of a final map, this grant shall terminate upon the expiration of this map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. 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 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.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

12. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
13. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the permittee has control.
14. The subject property shall be developed and maintained in substantial compliance with the Modification to Recorded Tract Map No. 38931 dated **November 28, 2012**.

**PROJECT SITE SPECIFIC CONDITIONS**

15. Conform to the applicable requirements of Title 21 of the Los Angeles County Code (Subdivision Ordinance) and the requirements of the A-1-1 zone.
16. The subdivider shall comply with all conditions set forth in the attached letters from County Departments of Public Works, Fire, Parks and Recreation, and Public Health, and as previously conditioned at the time of the tentative map approval, except as expressly modified herein.

Attachments:  
Subdivision Committee Report (pages 1- 20)

Date 03-26-2013

TO: Nooshin Paidar  
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Ramon Cordova/Rob Glaser/  
Josh Huntington/Mr Kim/Donald Kress/Jeff Lemieux/Jodie Sackett/  
Kim Szalay

FROM: Henry Wong/John Chin  
Department of Public Works

TRACT NO. 38931-Mod.(11-28-12)(rev'd 03-26-13)

Public Works' report for NO SCM map dated \_\_\_\_\_.

Revised Public Works' report for map dated 11-28-2012.

Revised pages of Public Works' report for map dated 11-28-2012 as follows.

*Grading: Replaced sheet page 1/1. Deleted condition no. 2 &  
Revised condition no. 1.*

Revised Public Works' report clearing previous \_\_\_\_\_ denial(s).

Public Works still has \_\_\_\_\_ denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map may be filed.

Other:

CC: *Imad Aboujawdah, Civil Design and Drafting, Inc.*

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SUBDIVISION  
TRACT NO. 38931 (Mod. to Rec'd Map)

Page 1/1

LETTER AND MAP DATED 11-28-2012

Public Works has no objection to the proposed modification to change lots 8, 9, 10, 11, and 12 from residential lots to open space lots. Comply with the attached Grading, Drainage, and Road conditions to the satisfaction of Public Works.



Prepared by John Chin

Phone (626) 458-4918

Date 12-26-2012

tr38931L-mod to recorded map (11-28-12).doc  
<http://planning.lacounty.gov/case/view/tr38931/>



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 38931

MODIFICATION TO RECORDED MAP DATED: 11/28/2012

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

**Prior to Acceptance of Infrastructure and Release of Securities:**

1. Revise plans for PD 1938, portions of PD 1938 will no longer be needed for this Tract Map.
2. Easements dedicated for PD 1938 need to be quitclaimed.

Name  Date 3/12/13 Phone (626) 458-4921  
EDEN BERHAN

County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925

DISTRIBUTION  
\_\_\_ Geologist  
\_\_\_ Soils Engineer  
1 GMED File  
1 Subdivision

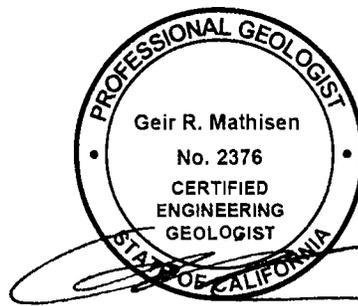
TENTATIVE TRACT MAP 38931  
SUBDIVIDER Vintage Pacific at Monte Nido, LLC  
ENGINEER B & E Engineers  
GEOLOGIST & SOILS ENGINEER GeoSystems, Inc.

TENTATIVE MAP DATED 11/28/12 (modification to recorded map)  
LOCATION Calabasas  
GRADING BY SUBDIVIDER [Y]  
REPORT DATE 9/13/96, 4/4/96, 1/31/96, 9/18/95, 5/30/90,  
2/23/90, 1/16/86, 3/16/84, 3/10/81, 9/24/80,  
6/13/80, 6/6/79

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- The Soils Engineering review dated 12-20-12 is attached.



Reviewed by \_\_\_\_\_ Date 12/18/12  
Geir Mathisen

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office ---  
PCA LX001129  
Sheet 1 of 1

Tentative Tract No. 38931  
Location Calabasas  
Developer/Owner Vintage Pacific at Monte Nido, LLC  
Engineer/Architect B & E Engineers  
Soils Engineer Geosystems, Inc.  
Geologist Geosystems, Inc.

DISTRIBUTION:  
 Drainage  
 Grading  
 Geo/Soils Central File  
 District Engineer  
 Geologist  
 Soils Engineer  
 Engineer/Architect

Review of:

Tentative Map Dated by Regional Planning 11/28/12 (modification to recorded map)  
Soils Engineering and Geologic Reports Dated 9/13/96, 4/4/96, 1/31/96, 9/18/95, 5/30/90, 2/23/90, 1/16/86, 3/16/84, 3/10/81, 9/24/80, 6/13/80, 6/6/79  
Previous Review Sheet Dated 10/29/12

ACTION:

Tentative Map feasibility is recommended for approval.



Prepared by \_\_\_\_\_ Date 12/20/12

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING

TRACT MAP NO. 38931 Mod to Recorded map Rev1 EXHIBIT MAP DATED 10-10-2012

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. We have no objection to the request to change Lots 8 to 12 from single family lots to open space lots. Then lots are to remain undisturbed and no grading is proposed.
2. The applicant shall complete the remaining portions of the tract grading works (where applicable) to the satisfaction of Public Works.



Name Tony Hui Date 03/25/2013 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\TR 38931 Mod to Rec Rev 1.doc

The proposed modification to recorded Tract Map 38931 is to convert lots 8 through 12 from single family lots to open space lots and to eliminate debris basins and drainage improvements that affect the frontage of lots 8 through 12. We recommend the following modified road conditions:

1. The previous condition to construct inverted shoulder paving on Piuma Road and Woodbluff Road is no longer required due to oak tree impacts. However, the subdivider is still required to realign/reconstruct the intersection of Woodbluff Road and Piuma Road to the satisfaction of Public Works.
2. Conform with all previously approved road conditions to the satisfaction of Public Works.

Prepared by Patricia Constanza  
Tr38931r\_Modification to Recorded Map 03-20-2013.doc

Phone (626) 458-4921

Date 03-20-2013

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 38931 (Mod. to the Recorded Map)

Page 1/1

MAP DATED 11-28-2012

We have no objections to the proposed modification to change lots 8, 9, 10, 11, and 12 from residential lots to open space lots.



Prepared by Tony Khalkhali  
tr38931s-rev2-Modification to the Recorded Map.doc

Phone (626) 458-4915

Date 12-24-2012

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
TRACT NO. 38931 (Mod. To Recorded Map)

Page 1/1

MAP DATED 11-28-2012

We have no comment to the proposed modification to change lots 8, 9, 10, 11, and 12 from residential lots to open space lots.



Prepared by Tony Khalkhali  
tr38931w-rev2-Map dated (11-28-12).doc

Phone (626) 458-4915

Date 12-24-2012



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED**

Subdivision No: TR 38931 Map Date: November 28, 2012 - Mod to Recorded Map

C.U.P. \_\_\_\_\_ Vicinity: \_\_\_\_\_

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **Prior to approval of the proposed Modification to the Recorded Map, obtain approval from the Fire Department's Fuel Modification Unit. Submit approval verification to our office.**

By Inspector: Juan C. Padilla Date December 18, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**WATER SYSTEM REQUIREMENTS - UNINCORPORATED**

Subdivision No: TR 38931 Map Date: November 28, 2012 - Mod to Recorded Map

Revised Report \_\_\_\_\_

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is \_\_\_\_ gallons per minute at 20 psi for a duration of \_\_ hours, over and above maximum daily domestic demand. \_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is \_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:  
Install \_\_\_\_ public fire hydrant(s). Verify / Upgrade existing \_\_\_\_ public fire hydrant(s).  
Install \_\_\_\_ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.  
 Location: As per map on file with the office.  
 Other location: \_\_\_\_
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The proposed Modification to the Recorded Map has no impact to the Fire Department's water system requirements. All previously approved requirements and conditions of approval are still applicable.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date December 18, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION REPORT**

Tentative Map #	<b>38931</b>	DRP Map Date:	<b>11/28/2012</b>	SCM Date:	<b>01/03/2013</b>	Report Date:	<b>12/26/2012</b>
Park Planning Area #	<b>33B</b>		<b>AGOURA / CALABASAS</b>			Map Type:	<b>N/A</b>

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	<b>0.00</b>
IN-LIEU FEES:	<b>\$0</b>

Conditions of the map approval:

The park obligation for this development will be met by:

Trails:

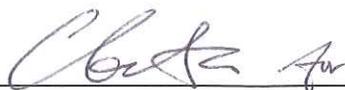
Comments:

This is a modification to a recorded map.

On January 4, 1983, the Board of Supervisors adopted the final order to approve the tentative map with conditions and findings for preparation of the final map. The Department's Board-adopted Park Obligation Report did not require local parkland dedication or the payment of an in-lieu fee because the ordinance in effect at the time exempted a subdivision having a potential density of one unit per net acre or less, and the final map subsequently recorded.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:   
James Barber, Land Acquisition & Development Section

Supv D 3rd  
December 26, 2012 08:00:27  
QMB02F.FRX



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>38931</b>	DRP Map Date: <b>11/28/2012</b>	SMC Date: <b>01/03/2013</b>	Report Date: <b>12/26/2012</b>
Park Planning Area #	<b>33B</b>	<b>AGOURA / CALABASAS</b>	Map Type: <b>N/A</b>	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

**(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.91	0.0030	0	0.00
M.F. < 5 Units	2.39	0.0030	0	0.00
M.F. >= 5 Units	2.17	0.0030	0	0.00
Mobile Units	2.50	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.00</b>

Park Planning Area = **33B AGOURA / CALABASAS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$354,230	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$354,230	\$0



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

April 10, 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 State Backbone Trail which existed at the time. The Department requested that a 20-foot trail easement 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 MULTI-USE (HIKING, MOUNTAIN BIKING AND EQUESTRIAN) TRAIL EASEMENT FOR THE STATE 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 FOR MULTI-USE (HIKING, MOUNTAIN BIKING AND EQUESTRIAN) AS SHOWN HEREON FOR THE PURPOSES OF THE STATE 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 multi-use (hiking, mountain biking and equestrian) trail easement, designated as the State Backbone Trail, refer to attachments, Exhibit A and Exhibit B, for suggested trail alignment.
- f. The following language (in exact form) must be shown for trail dedications on the trail easement document:

"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 multi-use (hiking, mountain biking and equestrian) trail easement, as shown on Exhibit "\_\_\_\_\_" for purposes of the State Backbone Trail. Full public access shall be provided for the twenty-foot (20') wide multi-use (hiking, mountain biking and equestrian) trail easement."

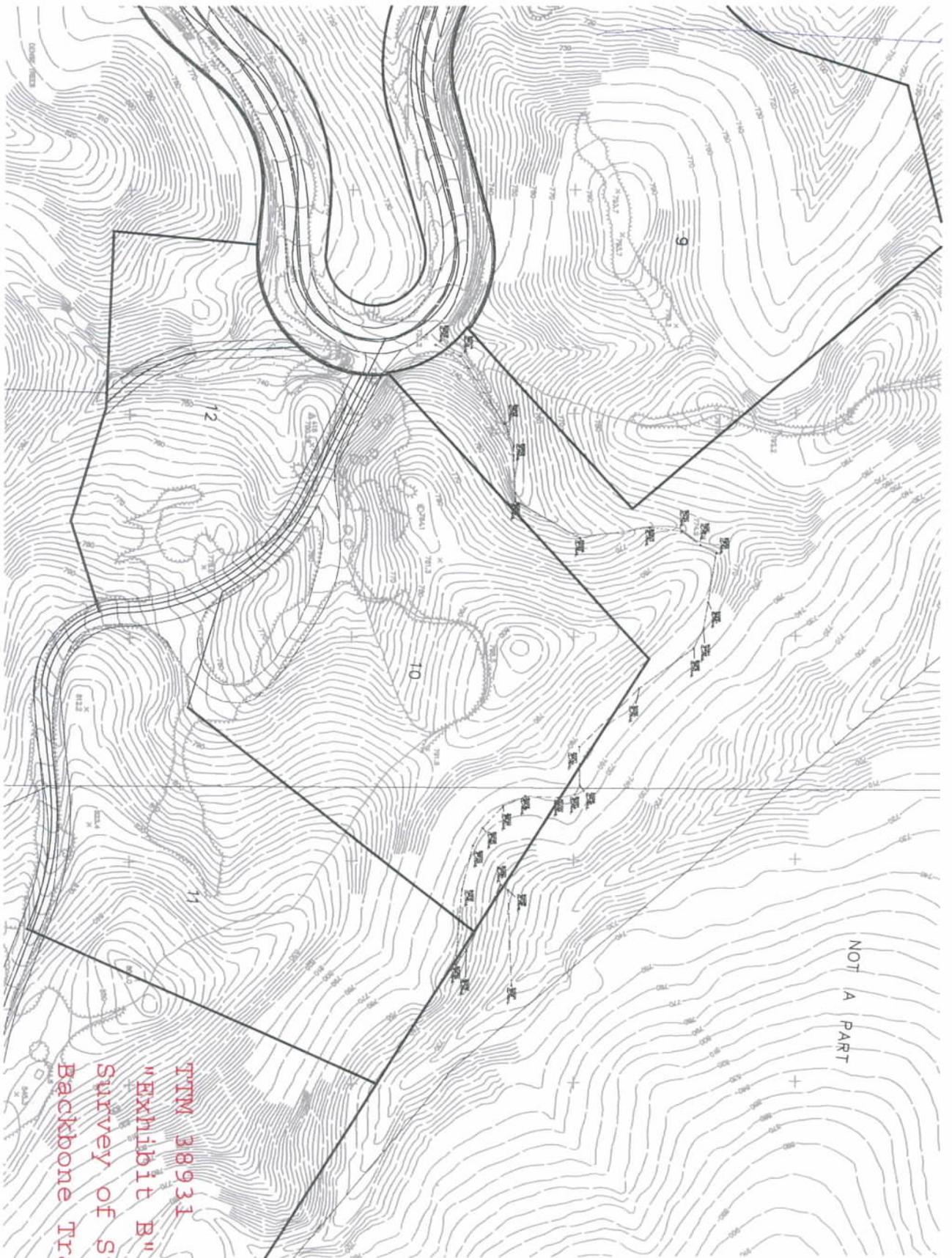
- g. The trail easement shall be recorded as a separate document and the plat map and legal description shall be attached and submitted to the County of Los Angeles Department of Parks and Recreation for review and acceptance.

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](mailto:oruano@parks.lacounty.gov).

KK:OR:ner

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





TTM 38931  
"Exhibit B"  
Survey of State  
Backbone Trail



**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JONATHAN E. FREEDMAN**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**JACQUELINE TAYLOR, MPA, REHS**  
Director, Bureau of Environmental Protection

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**THAO KOMURA, REHS**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5581 • FAX (626) 960-2740

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



**BOARD OF SUPERVISORS**

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Fifth District

Tract Map No. 38931

Vicinity: Calabasas

Tentative Tract Map Date: November 28, 2012

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tract Map 38931**. The following conditions still apply and remain in effect:

1. Potable water will be supplied by the **Las Virgenes Municipal Water District**, a public water system which guarantees water connection and service to all lots.
2. Conditions of approval relating to the use of onsite wastewater treatment systems for the proposed subdivision as detailed in Department of Public Health's letter to Trisha Coffey of AHSIRT Engineering, Inc., dated September 28, 2011.

Prepared by: Thao Komura

A handwritten signature in blue ink, appearing to read "TK" or "Thao Komura".

Phone No. (626) 430-5581

Date: December 20, 2012

**ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT FOR  
MODIFICATION TO RECORDED TRACT MAP NO. 38931**

Tract Map No. 38931 (TR 38931) was approved by the Board of Supervisors on December 30, 1982 for 23 single family lots, a public facility lot and one open space lot. The project recorded on September 24, 1987 as 22 single family lots, three open space lots (Lot Nos. 23, 24, and 25) with associated drainage facilities and improvements. The requested modification to TR 38931 pertains only to single family Lot Nos. 8, 9, 10, 11 and 12 and road construction along Piuma Road and Woodbluff Road. The subject property is located within the Malibu Zoned District of Los Angeles County, on Piuma Road east of Woodbluff Road.

The purpose of the requested modification to the recorded tract map is to dedicate single family Lot Nos. 8, 9, 10, 11, and 12 to permanent undisturbed open space lots, eliminate the condition to require debris basins and drainage improvements in association with lots 8 through 12, and remove the condition to construct inverted shoulder paving on Piuma Road and Woodbluff Road.

The requested modification would modify single family Lot Nos. 8, 9, 10, 11, and 12 and Public Works improvements related to the single family lots. These lots will become permanent open space lots and will not have the right to be developed which will change the need for the previously conditioned debris basin, drainage, and road improvement conditions.

Staff is in support of the modification request because conversion of single family lots to open space lots reduces the density of the project site which is adjacent to open space, increases the amount of open space in an undeveloped and natural area, reduces the impact to project biota and impacts from development including associated grading necessary for infrastructure improvements.

**ADDENDUM TO FINAL EIR FOR PROJECT NO. 98350-(3)**

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously certified Environmental Impact Report if changes or additions to the document are necessary but none of the conditions described in Section 15162 are present. Staff of the Department of Regional Planning has determined that none of the conditions described in Section 15162 are present for the proposed modification. The proposed modification will not constitute a substantial increase in severity of previously identified impacts and will not increase existing levels of traffic. No new environmental effects have been identified with regard to the design standards. No new information pertaining to the subject property or the environmental of the existing development has been discovered during the preparation of this Addendum.

Therefore, the Addendum to the previously adopted Environmental Impact Report adopted on December 30, 1982 provides adequate environmental analysis for the project as currently modified.

## **MODIFICATION TO RECORDED TRACT MAP FINDINGS**

**That there are changes in circumstances which make any or all of the conditions or the design of such map no longer appropriate or necessary.**

*The majority of tract map conditions were satisfied when Tract Map No. 38931 was recorded in November 1987. The restriction of development potential by the designation of open space on Lots 8 to 12 eliminates grading east of Pioma Road and changes to the Little Dark Canyon watershed in that area, Flood hazards are mitigated in accordance with County of Los Angeles requirements as implemented by the Department of Public Works. The project design continues to protect the safety of current and future community residents and will not create significant threats to life and/or property due to presence of geologic, seismic, slope instability, flood or erosion hazard. The project remains compatible with natural biotic, cultural and scenic resources of the area and has made additional provisions for open space areas. Wildlife movement corridors will remain in their current undisturbed state as the project retains sufficient natural vegetative cover and open space to buffer critical resource areas, and the roads and utilities serving the proposed development are designed as to not conflict with the critical resources areas and migratory paths.*

**That the proposed modifications do not impose any additional burdens on the present fee owner of the property.**

*The property fee owner will not be burdened by any provisions of the proposed modifications because fewer residential improvements will be required by the elimination of development of five lots previously authorized for residential development.*

**That such modifications would not alter any right, title or interest in the real property.**

*The proposed modification of dedication of open space over five recorded single-family lots is voluntarily submitted and does not alter the title or interest in real property.*

**That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions.**

*The requested modifications of dedication of open space over five recorded single-family lots makes it impossible for the project proponent to comply with the debris basin condition of approved Tract Map No. 38931, as required by the original Subdivision Report, as this is no longer necessary with the removal of residential uses east of Pioma Road. In addition, ingress and egress easements for lots 10, 11 and 12 would no longer be necessary (map conditions 13 and 14).*

**That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map.**

*The recording of open space dedication over five existing lots will reduce the number of dwelling units and reduce project density.*

**That the proposed map and the design of the improvements of the proposed subdivision are consistent with applicable general and specific plans.**

*The proposed map modification is consistent with the resource protection policies of the County of Los Angeles Malibu Land Use Plan through the reduction of development potential over five residential lots in an area where resource protection is most desired.*

**That the site is physically suitable for the type and proposed density of the development.**

*The proposed modification is physically suitable by the reduction of overall project density and within an area of the County where open space preservation is highly promoted.*

**That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems or conflicts with public easements.**

*The project design continues to protect the safety of current and future community residents and will not create significant threats to life and/or property due to presence of geologic, seismic, slope instability, flood or erosion hazard. The project remains compatible with natural biotic, cultural and scenic resources of the area and has made additional provisions for open space areas. Wildlife movement corridors will remain in their current undisturbed state as the project retains sufficient natural vegetative cover and open space to buffer critical resource areas, and the roads and utilities serving the proposed development are designed as to not conflict with the critical resource areas and migratory paths. In addition, no conflict to public easements will occur.*

**ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT FOR  
MODIFICATION TO RECORDED TRACT MAP NO. 38931**

Tract Map No. 38931 (TR 38931) was approved by the Board of Supervisors on December 30, 1982 for 23 single family lots, a public facility lot and one open space lot. The requested modification to TR 38931 pertains only to single family Lot Nos. 8, 9, 10, 11 and 12 and road construction along Piuma Road and Woodbluff Road. The subject property is located within the Malibu Zoned District of Los Angeles County, on Piuma Road east of Woodbluff Road.

The purpose of the requested modification to the recorded tract map is to dedicate single family Lot Nos. 8, 9, 10, 11, and 12 to open space lots, to eliminate debris basins and drainage improvements affecting these lots, and remove the condition to construct inverted shoulder paving on Piuma Road and Woodbluff Road.

The requested modification would modify single family Lot Nos. 8, 9, 10, 11, and 12 and Public Works improvements related to the single family lots. These lots will become permanent open space lots and will not have the right to be developed which will change the need for the previously conditioned debris basin, drainage, and road improvement conditions.

Staff is in support of the modification request because conversion of single family lots to open space lots reduces the density of the project site which is adjacent to open space, increases the amount of open space in an undeveloped and natural area, reduces the impact to project biota and impacts from development including associated grading necessary for infrastructure improvements.

**ADDENDUM TO FINAL EIR FOR PROJECT NO. 98350-(3)**

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously certified Environmental Impact Report if changes or additions to the document are necessary but none of the conditions described in Section 15162 are present. Staff of the Department of Regional Planning has determined that none of the conditions described in Section 15162 are present for the proposed modification. The proposed modification will not constitute a substantial increase in severity of previously identified impacts and will not increase existing levels of traffic. No new environmental effects have been identified with regard to the design standards. No new information pertaining to the subject property or the environmental of the existing development has been discovered during the preparation of this Addendum.

Therefore, the Addendum to the previously adopted Environmental Impact Report adopted on December 30, 1982 provides adequate environmental analysis for the project as currently modified.

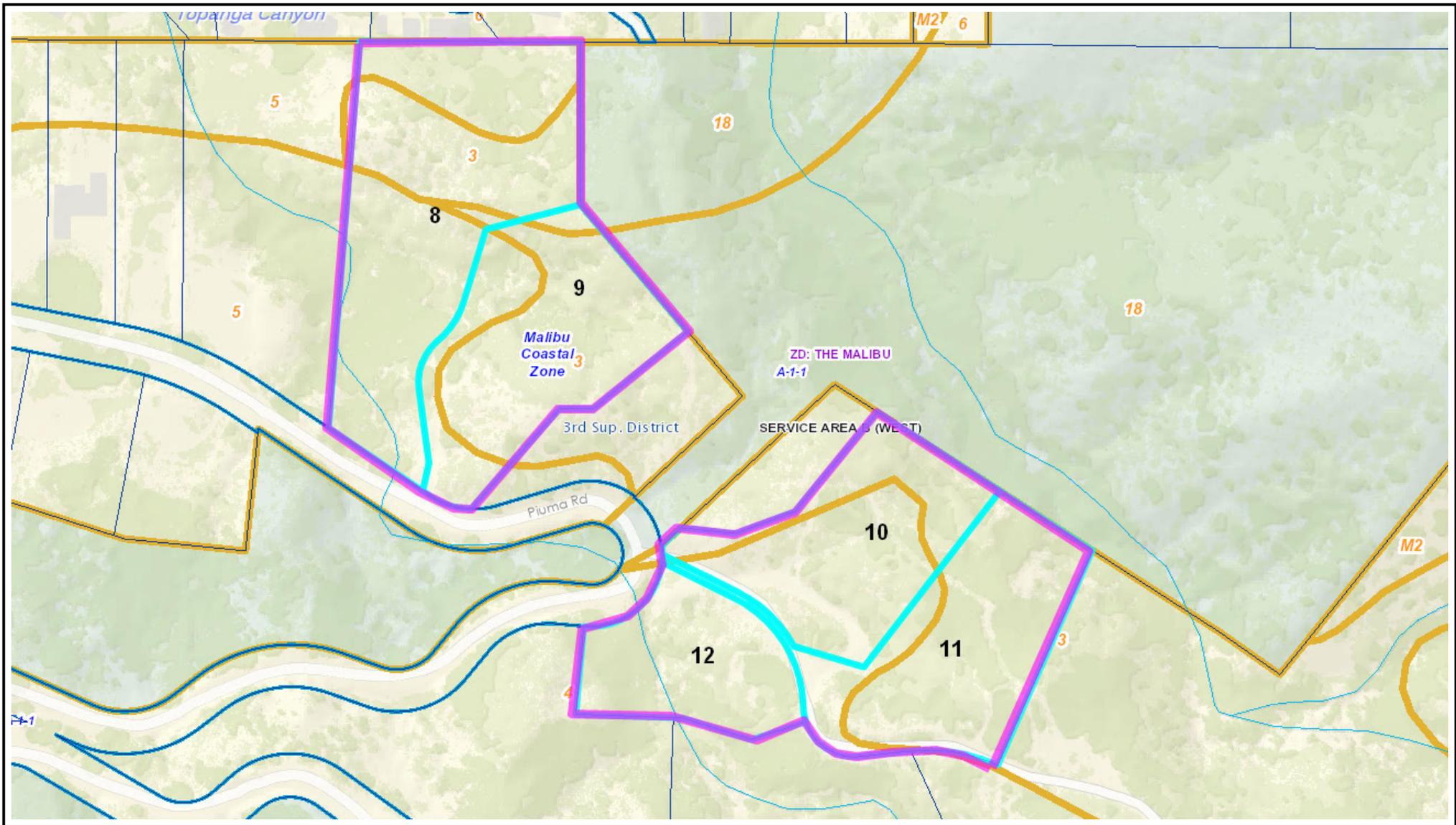
## MODIFICATION TO TRACT MAP 38931 AERIAL IMAGERY



**Lot Nos. 8 and 9**



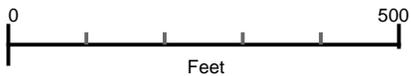
**Lot Nos. 10, 11, and 12**

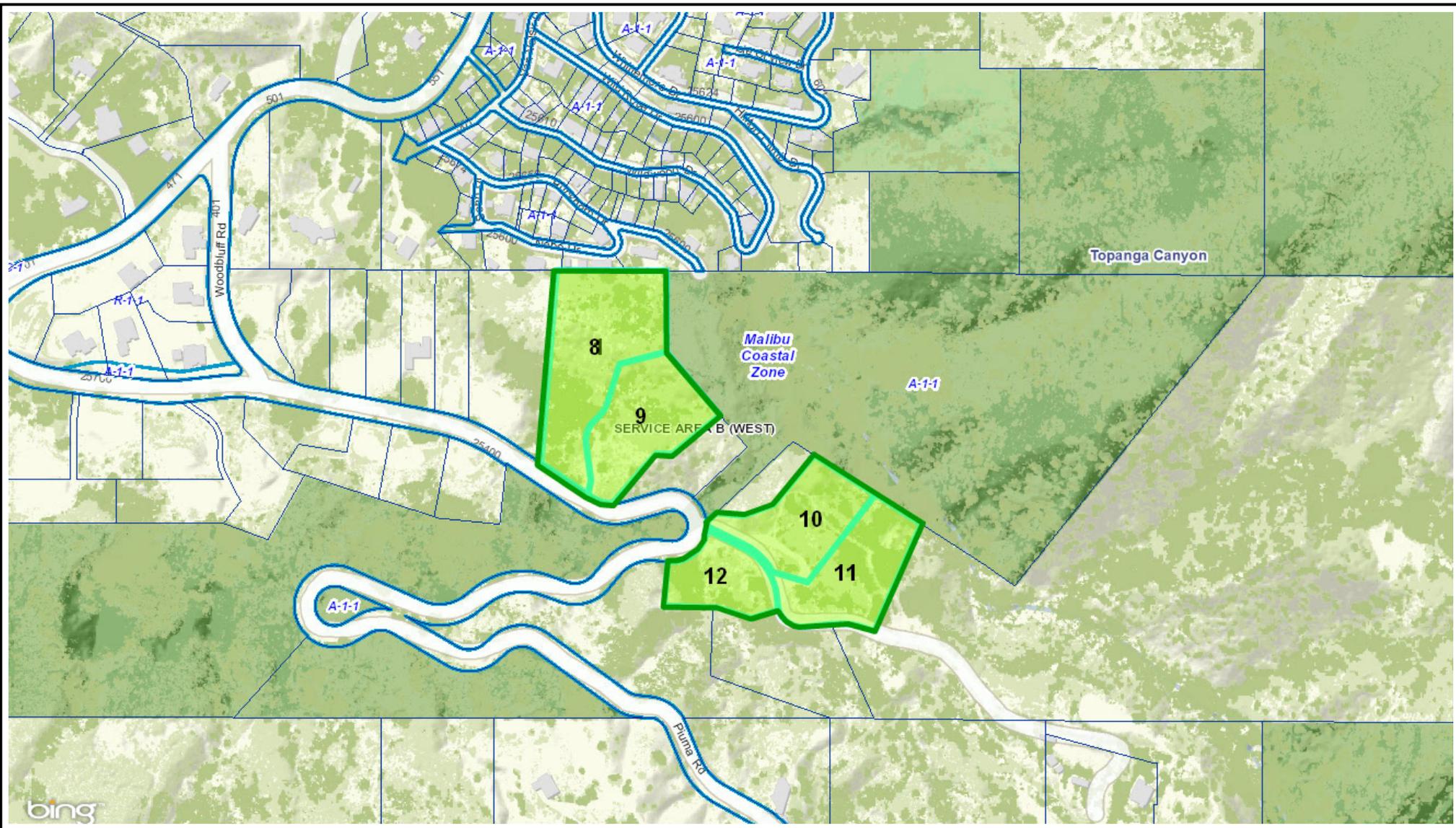


# Department of Regional Planning

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