

The amendment request to delete Condition Use Permit Condition #69 and Public Works Sewer Condition #8 to install a public sanitary sewer system within the neighboring Twin Lakes Community must be approved by the County of Los Angeles Board of Supervisors or by the County of Los Angeles.

If the amendment requests are approved, the following reports are recommended for inclusion in the conditions of tentative approval:

1. Comply with the attached three-page Subdivision conditions.
2. Comply with the attached one-page Drainage conditions to the satisfaction of Public Works.
3. Comply with the attached two-page Geology/Soils conditions to the satisfaction of Public Works.
4. Comply with the attached two-page Grading conditions.
5. Comply with the attached one-page Road conditions.
6. Comply with the attached one-page Sewer conditions.
7. Comply with the attached one-page Water conditions.
8. Comply with all other previously approved/amended conditions for Tract No. 53138 to the satisfaction of Public Works.

^{HW}
Prepared by Henry Wong
tr53138La-map dated 02-13-2013).doc

Phone (626) 458-4910

Date 03-12-2013

The following reports consisting of 11 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Provide alternate legal and physical access to those areas labeled "not a part" of this subdivision to the satisfaction of the Departments of Regional Planning and Public Works.
8. Delineate proof of offsite access to Canoga Avenue on the final map.
9. Furnish this Department's Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
10. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
11. Dedicate vehicular access rights to streets at rear of double frontage lots.
12. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
13. Reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
14. Show open space note on the final map and dedicate residential construction rights over the open space lots.
15. Depict all line of sight easements on grading and/or landscaping plans to the satisfaction of Public Works.
16. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
17. The first unit of this subdivision shall be filed as Tract No. 53138-01, the second unit, Tract No. 53138-02, and the last unit, Tract No. 53138.
18. The request to waive street frontage requirements and use private driveways and fire lanes needs to be approved by the Advisory Agency.

19. Quitclaim or relocate easements running through proposed structures.
20. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
21. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
22. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
23. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW



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

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

TRACT MAP NO. 53138

**AMEDEND TENTATIVE. MAP DATED 2/13/2013
AMEDNED EXHIBIT MAP DATED 2/13/2013**

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

Prior to Storm Drain Approval/Issuance of Grading Permit:

1. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
2. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
3. Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
4. This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.
5. Comply with the requirements of the Revised Hydrology Study/Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 11/25/03 and 12/28/06 and 08/23/07 and 08/29/2011 to the satisfaction of Public Works.
6. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Prior to recordation of a Final Map:

1. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This note will be allowed on all open space lots. This is required to the satisfaction of the Department of Public Works.
2. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works.

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

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively)
2. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

COMMENTS/ADDITIONAL REQUIREMENTS:

5. Retaining wall information shall be shown on the grading plans. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
6. Slope set back will be required per grading ordinance on the grading plans.
7. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as “to remain”, “to be relocated”, or “to be abandoned. If applicable, add a general note that no private easements exist on the site on the grading plan.
8. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data on the grading plans.
9. Indicate maintenance responsibilities for all drainage devices on the grading plan.
10. Indicate maintenance responsibilities for all slopes to be landscaped per grading ordinance (J110) on the grading plans.
11. Phased grading shall not be allowed unless approved otherwise by the Los Angeles County Department of Regional Planning.
12. Slope protection may be required for the slopes in the culverts discharge flow paths.



Name Tony Hui Date 03/12/2013 Phone (626) 458-4921

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**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
 1 Geologist
 1 Soils Engineer
 1 GMED File
 1 Subdivision

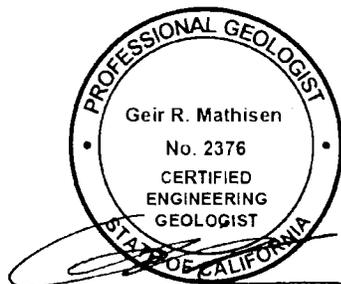
TENTATIVE TRACT MAP 53138
 SUBDIVIDER Presidio Chatsworth Partners, LLC
 ENGINEER B&E Engineers
 GEOLOGIST & SOILS ENGINEER Geolabs-Westlake Village

TENTATIVE MAP DATED 2/13/13 (Amendment)
 LOCATION Chatsworth
 GRADING BY SUBDIVIDER [Y] (1.8 M y²)
 REPORT DATE 9/6/11, 7/7/11, 12/30/10, 7/26/07, 7/25/07

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/qmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/qmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
5. The Soils Engineering review dated 3-11-13 is attached.



Reviewed by _____ Date 3/11/13
 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 ---
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 53138
Location Chatsworth
Developer/Owner Presidio Chatsworth Partners, LLC
Engineer/Architect B & E Engineers
Soils Engineer Geolabs-Westlake Village (W.O. 9036)
Geologist Same as above

DISTRIBUTION:

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

Review of:

Revised Tentative Tract Map Dated by Regional Planning 2/13/13 (Amendment)
Change of Consultant Letter Dated 07/25/07
Geotechnical Report Dated 9/6/11, 7/7/11, 07/26/07
Soil Nail Wall Report by Geolabs-Westlake Village 6/24/09, 12/10/08 (revision), 4/10/08 (Soil Nail Walls - W.O. 9036.005)
Soils Engineering and Geologic Reports by Kleinfelder Dated 12/12/06, 8/29/06, 7/14/04, 6/14/06, 5/3/06,
4/20/06, 12/30/05, 10/14/05, & 8/1/05

Previous Review Sheet Dated 10/3/11

ACTION:

Revised Tentative Tract Map is recommended for approval, subject to conditions below.

REMARKS:

1. At the grading plan stage and final map stage, verify the following has been completed :

Show locations of proposed slopes and retaining walls with geo-textile or other structural elements on the grading plan to the satisfaction of DPW. All areas of these structural elements and 10-feet beyond these elements must be placed in Restricted Use Area and must be shown on the grading plan and final tract maps to the satisfaction of DPW.

2. At the grading plan review stage, provide information, analyses, and/or recommendations for the following
 - a. *Soils parameters.* Provide additional shear strength test results of various materials (in particular, shear strength parameters of the along bedding materials, fill materials for proposed buttresses and keyways, etc.) required for additional stability analyses as indicated below.
 - b. *Slope stability analyses.* Provide additional stability analyses for slopes based on a 40-scale to substantiate those proposed at 100-scale. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
 - c. *Debris basins.* Provide slope stability analyses considering rapid drawdown condition for debris basins with slopes steeper than 3:1 gradient and designed with outlet structures. Recommend mitigation if factors of safety is below the minimum standard.
3. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
4. At the grading plan stage, submit a grading plan report to the Soils Section for verification that the completed work complies with County codes and policies.

NOTE(S) TO THE LAND DEVELOPMENT PLAN CHECKER:

- A. CULVERT/DEBRIS BASIN LOCATED ADJACENT TO LOT 340 SHALL BE SIZED FOR AN ADDITIONAL 2800 CUBIC YARDS FOR LANDSLIDE DEBRIS. TOTAL DESIGN VOLUME FOR BASIN IS APPROXIMATELY 4100 CUBIC YARDS INCLUDING LANDSLIDE DEBRIS VOLUME.
- B. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

Prepared by _____

Jeremy Wan



Date 3/11/13

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gms>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 53138 (Amend.)
CUP NO. 2011-00160

Page 1/ 1

AMENDED MAP DATED 02-13-2013
EXHIBIT MAP DATED 02-13-2013

We have no objection to the amendment request to change the phasing map and to include the sheriff station. The following shall be included in the conditions of tentative approval:

1. As directed by the Board of Supervisors (BOS), the applicant shall submit plans to Public Works for the Poema Place and Canoga Avenue bridges prior to the recordation of the first final map or as otherwise modified by Public Works. The Poema Place and Canoga Avenue bridges shall be constructed and accepted by Public Works prior to the issuance of the building permits for the 130th home.
2. Comply with all other previously approved conditions to the satisfaction of Public Works.

PC

Name Patricia Constanza
tr53138ra-map dated 02-13-2013.doc

Phone (626) 458-4921

Date 03-12-2013

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Two sewer area studies for the proposed subdivision (PC 11775, dated 06-22-2006 and PC 11775AS, dated 05-02-2006) were reviewed and approved. Offsite mitigation measures may be required. A revision to the approved sewer area study will be required to reflect a reduction in the number of lots (375 to 314) and a reduction in number of pump stations (2 to 1). The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall determine from the Las Virgenes Municipal Water District where the connection to the trunk sewer system and disposal facilities of the District shall be made, and shall meet the requirements of the Water District for the use of the sewerage facilities. Acceptance by the District must be assured in writing.
4. All sewer pump stations shall be constructed to the satisfaction of Public Works.
5. Off-site improvements are required.
6. Easements are required, subject to review by Public Works to determine the final locations and requirements.
7. Outlet approval from the City of Los Angeles is required.
8. As directed by the Board of Supervisors (BOS), construct a mainline sanitary sewer system for the adjoining Twin Lakes community. The sewers in Twin Lakes shall be constructed and accepted by Public Works prior to the issuance of a final inspection for the 190th home. This condition will remain applicable unless it is modified by the BOS or by the County.
9. Comply with other conditions as directed by the BOS to the satisfaction of Public Works.

HW

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

1. A water system (including any approved water pump stations) maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Offsite improvements are tentatively required.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. All line of sight easements must be depicted on the landscape and irrigation plans.

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