



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

November 17, 2015

Keltie Cole, Vice President of Community Development
Foremost Companies
16130 Ventura Blvd, Suite 480
Encino, CA 91436

**REGARDING: PROJECT NO. 99-239-(5)
AMENDED VESTING TENTATIVE TRACT MAP NO. 53138-4
CONDITIONAL USE PERMIT MODIFICATION NO. 201400166
ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT NO. 99-239

NORTH OF 118 FREEWAY BETWEEN TOPANGA CANYON ROAD AND
CANOGA AVENUE, CHATSWORTH**

Dear Applicant,

The Hearing Officer, Ms. Gina Natoli, by her action of November 17, 2015, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **December 1, 2015**. **Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Lynda Hikichi of the Land Divisions Section at (213) 974-6433, or by email at lhikichi@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner



Kim K. Szalay, AICP
Supervising Regional Planner
Land Divisions Section

Enclosures: Findings and Conditions of Approval
Affidavit of Acceptance (Permittee's Completion)

c.: Board of Supervisors
DPW (Building and Safety)
Zoning Enforcement
Ellen Fitzgerald (Psomas)
Steve Cameron (Foremost Companies)
Jean Plumb

KKS:LKH

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 99-239- (5)
FOURTH AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 53138**

1. The Los Angeles County Hearing Officer (“Hearing Officer”), Ms. Gina Natoli, conducted a duly noticed public hearing in the matter of the Fourth Amendment to Vesting Tentative Tract Map No. 53138 (“TR53138-4”) on November 17, 2015. TR53138-4 was heard concurrently with Conditional Use Permit Modification (“CUP Mod.”) No. 201400166.

2. The Fourth Amendment proposes the following amendments to Vesting Tentative Tract Map No. 53138 (“TR53138”):
 - The addition of a recreational facility to serve the Deerlake Ranch community. A new condition will be added to CUP 99-239 to reflect the addition of the recreational facility. The recreational facility is located where four lots and a small cul-de-sac were previously depicted.
 - Relocation of two entry gates and to include additional residences within the gated portion of the project.
 - Reconfiguration of lots in association with street alignment modifications.
 - Modification of street alignments.
 - Change private driveways into a total of 23 private driveway lots.
 - A reduction of lots requiring a street frontage modification from 34 to 19 lots.
 - Waiver of street frontage on lots fronting private driveways and fire lanes.
 - Three flag lots (previously approved for seven flag lots).
 - Update of final map phasing.
 - Depiction of both gross and net lot areas.
 - All trails within the tract shall be dedicated to the Los Angeles County Department of Parks and Recreation.
 - Increase multi-use trails from 18,810 to 22,755 linear feet. The project will have 4.31 miles of multi-use trails.
 - A request for recordation of a large lot parcel map. A new condition will be added to the tract map conditions to reflect this request.
 - No change in the total number of single-family residences as previously approved. The amended tentative tract map proposes a total of 314 single-family residential lots as previously approved.
 - Modification of the text of map approval Conditions No. 6, 11, 25, 31, 33, and 45 to reflect the amendments proposed by the amended tentative tract map.
 - Modification of the text of CUP approval Conditions No. 1, 2, 16, 20, 21, 24, 64, and 73 to reflect the amendments proposed by the amended tentative tract map.

3. CUP Mod. No. 201400166 is a request to modify the text conditions of CUP 99-239 to reflect the changes proposed by the amendment to the tentative tract map. CUP 99-239 was previously modified with CUP 201100160 on July 18, 2012.
4. Approval of this request is contingent upon the approval of all the other requests for entitlements included in Project No. 99-239–(5).
5. If this amended tentative map is denied at the public hearing and the denial is sustained by subsequent appeals, the subdivider may proceed with the development approved under previous approvals once the final map is recorded.
6. Only items proposed for modification can be considered by the Hearing Officer at the public hearing. All other project features and conditions remain as previously approved.
7. The subject site is located north of 118 Freeway (Ronald Reagan Freeway) between Canoga Avenue and Topanga Canyon Boulevard, within the Chatsworth Zoned District.
8. The irregularly-shaped property is 232.19 gross acres in size with flat to hilly terrain. A large portion of the property is generally a plateau that is bordered to the west and south by Devil’s Canyon and to the east by Brown’s Canyon. The project site is vacant though five single-family residences are included in Not A Part (“NAP”) areas surrounded by the project site
9. The access to the project site is via Poema Place (a 64-foot-wide dedicated public street) and Canoga Avenue (a variable-width dedicated public street). The two entry gates are located at the intersections of Poema Place and Bull Finch Road, and Poema Place and Canoga Avenue. The residences located behind the entry gates will take access from internal private driveways and fire lanes, which take access from Poema Place and Canoga Avenue.
10. The subject property is depicted within the Non-Urban (R) and Rural Communities (RC) land use categories of the Los Angeles Countywide General Plan (“General Plan”). The Rural Communities designation permits residential density of one to six dwelling units per acre. The Non-Urban designation permits a maximum density of one dwelling unit per acre.
11. The project site is currently zoned A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) and R-1-6,000 (Single-Family Residential - 6,000 Square Feet Minimum Required Lot Area). The project site has been zoned R-1-6000

and A-1-1 since the adoption of Ordinance 7505 on April 14, 1959. The Ordinance became effective on May 15, 1959.

12. The proposed project is required to comply with the development standards of the A-1-1 and R-1-6,000 Zones. Single-family residences are permitted uses within the A-1-1 and R-1-6,000 Zones.
13. The amended tentative tract map dated July 22, 2015, depicts 368 lots, including 314 single-family lots (including three flag lots), one park, one Sheriff Station, one horse rest area, one debris basin lot, one helispot lot, one recreational center lot, 25 open space lots, 23 private driveway and fire lane lots, and one remainder parcel. The single-family lots range in size from approximately 5,680 square feet (net) in area to approximately 96,384 square feet (net) in area. The lots are accessed from public streets, and from private driveways and fire lanes that connect to Poema Place and Canoga Avenue. Proposed grading is 1.8 million cubic yards of cut and 1.8 million cubic yards of fill.
14. Staff received two letters from Equestrian Trails, Inc. dated June 30, 2015 and Twin Lakes Property Owners Association dated June 10, 2015, supporting the proposed project. All correspondence is attached.
15. A duly noticed public hearing was held on November 17, 2015 before the Hearing Officer. Staff recommended approval of the Amended Tentative Tract Map, Conditional Use Permit Modification, and Addendum to the Final Environmental Impact Report ("FEIR").
16. At the November 17, 2015 public hearing, Keltie Cole (Vice President of Community Development, Forestar Chatsworth, LLC) made a presentation. Ms. Cole thanked Departments of Regional Planning and Public Works, and stated that the project will increase the public and resident benefit by providing a recreational facility. The developer is providing a pool so the residents do not have to install a pool in their backyards. The proposed amendments will improve circulation and the trail system. A public trail system will go through the gated community and provide trail access to the public. Foremost has worked with the Twin Lakes Community and other community groups with regard to the project amendments. There will be a public website for the residents.

In response to the Hearing Officer's question related to the daily solid waste generation, Peter Gutierrez (Latham & Watkins) explained that there are factors used to calculate the daily solid waste generation per day and even though the daily generation per household has increased, the average daily pounds per day total is lower than the FEIR total. All solid waste mitigation measures are still

applicable. The Addendum to the FEIR (page 55) will be updated to clarify any daily solid waste generation discrepancy.

Jean Plumb, a resident in Chatsworth, provided testimony expressing concerns about the equestrian trails, providing traffic lights on the trails, the public having full access to the trails, and questions about the remainder parcels. Michael Zazzara, a resident of Twin Lakes, provided testimony in opposition to the project and expressed concerns about impacts to the neighborhoods and how the roads will be paved after the sewer installation.

In response to the residents' concerns, Ms. Cole explained that the public will have full access to the trails and there will be language within the CC&Rs that there will be public trails running through some of the private individual lots. She further explained that the Deerlake Construction Monitoring Committee met in early 2015 and held meetings with the Twin Lakes Property Owners Association and the Equestrian Trails Inc. to address the residents' concerns. Mr. Gutierrez (Applicant's Counsel) explained that there are trail conditions in which the applicant will need to work with the Department of Parks & Recreation and obtain the department's sign-off for the final design. The trail crossings will be marked per the previous conditions already imposed on the project. The trail crossings will be called out on the street plans. Ellen Fitzgerald (Psomas) remarked that the remainder parcels were already addressed in the original approval to be incorporated into the project.

The Hearing Officer expressed that a condition with regard to the membership of the Monitoring Committee is not required but strongly suggested that the membership should be a mix of members selected by the developer and the community. The Hearing Officer recommended adding a condition restricting the use of the recreational facility to the Deerlake Ranch residents only and Deerlake Ranch resident sponsored events. The recreational facility shall not be used for any fundraising purposes.

17. The Hearing Officer finds that the requested modification in the overall number of lots as indicated in the chart below is acceptable, as this modification will leave an additional approximately 19 acres of the project site undeveloped and have the additional benefits of reducing greenhouse gas emissions and vehicle traffic to and within the project site during the construction and operations phases of the project, and reducing demand for public utility services during the operations phase of the project.

	Single-Family Lots	Private Drives and Fire Lane Lots	Debris Basin Lots	Heli-spot Lot	Sheriff's Station Facility Lot	Open Space Lots	Sewer Pump Station Lots	Rec. Lot **	Park and Horse Rest Area Lots	Re-remainder Parcel
Approved Project (TR53138)	375	*	4	1	1	21	3	0	2	4
Amendment #1 (TR53138-1)	375	*	4	1	1	21	2	0	2	4
Amendment #2 (TR53138-2)	314	lots not numbered	1	1	1	24	1	0	2	1
Proposed Amendment #4 (TR653138-4)	314	23	1	1	1	25	0	1	2	1

* Private and Future Streets

** Recreational Lot

18. The Hearing Officer finds that the requested waiver of street frontage to allow private driveways and fire lanes, pursuant to County Code Section 21.24.040, is acceptable as the project has been designed in compliance with the private drive standards found in the County's Private Drives and Traffic Calming Design Guidelines Manual.

19. The Hearing Officer finds that County Code Section 21.24.300 A, which states that, wherever practical, frontage at the right-of-way line for lots on a cul-de-sac knuckle shall be 40 feet or more, and County Code Section 21.24.300 B, which states that, wherever practical, the frontage at the right-of-way line shall be equal to or greater than the average lot width for lots not on a turnaround or cul-de-sac knuckle, provides some latitude to the Hearing Officer in approving requested modifications of lot frontage. For the R-1-6,000 Zone, the required width is 50 feet. For the A-1-1 Zone, the required width is 60 feet. The Hearing Officer finds that modification of lot frontage to less than the frontage required by County Code Sections 21.24.300 A and B, as requested by the applicant for Lots No. 1, 2, 3, 6, 7, 8, 13, 14, 15, 49, 51, 52, 67, 68, 97, 98, 99, 100, and 101 is acceptable.

20. The Hearing Officer finds that proposed modifications to the text of vesting tentative tract map approval Conditions No. 6, 11, 25, 31, 33, and 45 are

acceptable as these modifications reflect only changes in the number of lots, type of lots, lot numbers, and types of streets approved by this amendment and do not modify the intent of these conditions.

21. The Hearing Officer finds that the proposed additional Condition No. 52 to the vesting tentative tract map approval conditions is acceptable as this condition reflects the request for the recordation of a large lot parcel. This additional condition does not modify the intent of the approved conditions.
22. Approval of this amended tentative tract map does not change the August 10, 2016 expiration date of Vesting Tentative Tract Map No. 53138.
23. This tract map was originally approved as a “vesting” tentative map. As such, it is subject to the provisions of Section 21.38.010 of the County Code. The Fourth Amendment does not change the “vesting” status.
24. An addendum to the Final Environmental Impact Report has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality Act (“CEQA”) and the Los Angeles County Environmental Guidelines. It was determined that, pursuant to CEQA Guidelines Section 15164, some changes to the previously certified FEIR are necessary but none of the conditions described in CEQA Guidelines Section 15162, calling for the preparation of a subsequent EIR, have occurred.
25. After consideration of the addendum to the FEIR and the FEIR itself, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the proposed amendment will have a significant effect on the environment, finds the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.
26. Approval of this amendment is conditioned on the subdivider’s compliance with the attached conditions of approval.
27. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is the Los Angeles County Department of Regional Planning (“Regional Planning”), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE HEARING OFFICER

1. Adopts the addendum to the FEIR and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves the Fourth Amendment to Vesting Tentative Tract Map No. 53138 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

KKS:LKH
November 17, 2015

PROJECT NO. 99-239- (5)
FOURTH AMENDMENT TO TENTATIVE TRACT MAP NO. 53138
MODIFIED CONDITIONS

The Fourth Amendment to Vesting Tentative Tract Map No. 53138 ("TR53138-4") proposes to amend certain conditions of approved Vesting Tentative Map No. 53138 ("TR53138"), as indicated below.

1. Condition No. 6, as currently approved, reads as follows:

Submit evidence that the conditions of the Conditional Use Permit 99-239-(5) and Oak Tree Permit Case No. 99-239-(5) have been recorded.

With the requested modification, the applicant is adding the following to Condition No. 6, and it would read as follows:

Submit evidence that the conditions of the Conditional Use Permit 99-239-(5), Conditional Use Permit Modification No. 201100160, Conditional Use Permit Modification No. 201400166, and Oak Tree Permit Case No. 201200001 have been recorded.

2. Condition No. 11, as currently approved, reads as follows:

Provide at least 40 feet of frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of frontage at the property line for all other lots, except for Lot Nos. 12, 13, 15,16, 17, 18, 19, 33, 34, 37, 55, 63, 64, 65,66,67,68, 69, 78, 92, 95, 96, 97, 98, 99, 101, 157, 244, 296, 298, 299, 307, 310, 311, which may have the reduced frontage indicated on the Amended Vesting Tentative Tract Map dated July 12, 2011, and except for flag lots. Provide approximately radial lot lines for each lot.

With the requested modification, the applicant is adding the following to Condition No. 11, and it would read as follows:

Provide at least 40 feet of frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of frontage at the property line for all other lots, except for Lots No. 1, 2, 3, 6, 7, 8, 13, 14, 15, 49, 51, 52, 67, 68, 97, 98, 99, 100 and 101, which may have the reduced frontage indicated on the Amended Vesting Tentative Tract Map dated July 22, 2015, and except for flag lots, numbered 50, 53, and 54. Provide approximately radial lot lines for each lot.

3. Condition No. 25, as currently approved, reads as follows:

Prior to recordation of any final map unit that includes Schindler Way, submit evidence satisfactory to the Director that an easement for ingress, egress, and underground utility purposes will be recorded for the benefit of properties to the north of the project. The easement shall extend by Lot 255 from the northerly tract boundary to private driveway and fire lane Schindler Way, continuing to a public road, as shown on Vesting Tentative Tract Map No. 53138, and shall be a minimum of 28 feet, and a maximum of 58 feet in width.

With the requested modification, the applicant is revising and adding the following to Condition No. 25 and it would read as follows:

Prior to recordation of any final map unit that includes Schindler Way, submit evidence satisfactory to the Director that an easement for ingress, egress, and underground utility purposes will be recorded for the benefit of properties to the north of the project. The easement shall extend by Lot 283 from the northerly tract boundary to private driveway and fire lane Schindler Way, continuing to a public road, as shown on Vesting Tentative Tract Map No. 53138, and shall be a minimum of 28 feet, and a maximum of 58 feet in width.

4. Condition No. 31, as currently approved, reads as follows:

Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of residential and accessory structures over the lots designated as open space (Lots 315, 317-336, 338-340, 343, 344). Construction of recreational amenities is permitted subject to approval of plot plans by the Director of Planning. Recreational structures/facilities may be constructed on portions of lots 315, 324, 336, and 343 subject to approval of plot plans by the Director. Water and Sewer structures/facilities may be constructed on lots 327 and 342. Drainage structures/facilities may be constructed within open space lots as shown on the drainage concept/hydrology study approved by the Department of Public Works
Works

With the requested modification, the applicant is revising and adding the following to Condition No. 31 and it would read as follows:

Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of residential and accessory structures over the lots designated as open space (Lots 317-335, 338, 339, 340, 342, 343, 345) and the following lots: 315 (Park), 316 (Sheriff Station), 336 (Horse Rest Area), 337 (Debris Basin), 341 (Helispot), and 344 (Recreation Center). Recreational structures/facilities may be constructed on Lots 315 (Park), 336 (Horse Rest Area) and 344 (Recreation Center), subject to approval of plot plans by the Director. Drainage structures/facilities may be constructed within open space lots as shown on the drainage concept/hydrology study approved by the Department of Public Works.

5. Condition No. 33, as currently approved, reads as follows:

Provide for the ownership and maintenance of the open space lots (Lots 315, 317 through 336, 338 through 340, 343, and 344) by the homeowners' association or dedicate the open space lots to a public agency to the satisfaction of the Department of Regional Planning.

With the requested modification, the applicant is revising Condition No. 33 and it would read as follows:

Provide for the ownership and maintenance of the open space lots (Lots 315, 317 through 336, 338 through 340, 342, 343, 344, and 345) by the homeowners' association or dedicate the open space lots to a public agency to the satisfaction of the Department of Regional Planning.

6. Condition No. 45, as currently approved, reads as follows:

Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each unit final map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance, and Conditional Use Permit 99-239-(5). Prior to approval of each final unit map, submit the following:

- A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and
- A summary sheet indicating the number and type of all lots shown on the current and previous final maps.

With the requested modification, the applicant is revising and adding the following to Condition No. 45 and it would read as follows:

Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each unit final map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance, and Conditional Use Permit 99-239-(5), Conditional Use Permit Modification No. 201100160, and Conditional Use Permit Modification 201400166. Prior to approval of each final unit map, submit the following:

- A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and
- A summary sheet indicating the number and type of all lots shown on the current and previous final maps.

7. New Tentative Tract Map Condition No. 52 reads as follows:

Subdivider shall record a large lot parcel map numbered PM No. 73886 as the first unit, without improvements, for lease and finance purposes, subject to the following:

- a. The lots shall conform to those shown on the tentative map as approved by Regional Planning;
 - b. Each lot shall be numbered on the final map and shall have a minimum gross area of 20 acres;
 - c. Access to each lot shall be provided to the satisfaction of Regional Planning and Public Works; and
 - d. All Public Works conditions shall be met to the satisfaction of Public Works.
8. All other conditions of TR 53138 remain as previously approved.
9. Permission is granted to develop the subdivision in accordance with the amended tentative map dated July 22, 2015.
10. Permission is granted to make the following changes to the tentative tract map:
- The addition of a recreational facility to serve the Deerlake Ranch community.
 - Relocation of two entry gates and to include additional residences within the gated portion of the project.
 - Reconfiguration of lots in association with street alignment modifications.
 - Modification of street alignments.
 - Change private driveways into a total of 23 private driveway lots.
 - A reduction of lots requiring a street frontage modification from 34 to 19 lots. Lots No. 1, 2, 3, 6, 7, 8, 13, 14, 15, 49, 51, 52, 67, 68, 97, 98, 99, 100, and 101 will have less than the required street frontage.
 - Waiver of street frontage on lots fronting private driveways and fire lanes.
 - Three flag lots (previously approved for seven flag lots).
 - Update of final map phasing.
 - Depiction of both gross and net lot areas.
 - All trails within the tract shall be dedicated to the Los Angeles County Department of Parks and Recreation.
 - Increase multi-use trails from 18,810 to 22,755 linear feet. The project will have 4.31 miles of multi-use trails.
 - A request for recordation of a large lot parcel map.

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 99-239- (5)
CONDITIONAL USE PERMIT MODIFICATION NO. 201400166**

1. The Los Angeles County Hearing Officer (“Hearing Officer”), Ms. Gina Natoli, conducted a duly noticed public hearing in the matter of Conditional Use Permit Modification (“CUP Mod.”) No. 201400166 on November 17, 2015. CUP Mod No. 201400166 was heard concurrently with the Fourth Amendment to Vesting Tentative Tract Map No. 53138 (“TR53138-4”).
2. CUP Mod. No. 201400166 is a request to modify the text of Conditions No. 1, 2, 16, 20, 21, 24, 64 and 73 of CUP 99-239 to reflect the changes in numbers of lots, types of lots, lot numbers, and types of streets proposed by the fourth amendment to Vesting Tentative Tract Map No. 53138 (“TR53138”). CUP 99-239 was previously modified with CUP 201100160 on July 18, 2012.
3. The Fourth Amendment to TR53138 requests the following:
 - The addition of a recreational facility to serve the Deerlake Ranch community. A new condition will be added to CUP 99-239 to reflect the addition of the recreational facility. The recreational facility is located where four lots and a small cul-de-sac were previously depicted.
 - Relocation of two entry gates and to include additional residences within the gated portion of the project.
 - Reconfiguration of lots in association with street alignment modifications.
 - Modification of street alignments.
 - Change private driveways into a total of 23 private driveway lots.
 - A reduction of lots requiring a street frontage modification from 34 to 19 lots.
 - Waiver of street frontage on lots fronting private driveways and fire lanes.
 - Three flag lots (previously approved for seven flag lots).
 - Update of final map phasing.
 - Depiction of both gross and net lot areas.
 - All trails within the tract shall be dedicated to the Los Angeles County Department of Parks and Recreation.
 - Increase multi-use trails from 18,810 to 22,755 linear feet. The project will have 4.31 miles of multi-use trails.
 - A request for recordation of a large lot parcel map. A new condition will be added to the tract map conditions to reflect this request.
 - No change in the total number of single-family residences as previously approved. The amended tentative tract map proposes a total of 314 single-family residential lots as previously approved.
 - Modification of the text of map approval Conditions No. 6, 11, 25, 31, 33,

and 45 to reflect the amendments proposed by the amended tentative tract map.

- Modification of the text of CUP approval Conditions No. 1, 2, 16, 20, 21, 24, 64, and 73 to reflect the amendments proposed by the amended tentative tract map.
4. Condition No. 16 of CUP 99-239 (as modified with CUP 201100160) states that the Community Character booklet is part of the Exhibit "A" for the CUP. The applicant has amended the Community Character booklet to reflect the changes requested by the Fourth Amendment and CUP Mod. 201400166. Approval of the amended Exhibit "A" map will include approval of the amended Community Character booklet dated November 2015.
 5. Approval of this request is contingent upon the approval of all the other requests for entitlements included in Project No. 99-239 – (5).
 6. If this CUP modification is denied at the public hearing and the denial is sustained by any subsequent appeals, the subdivider may proceed with the development approved under previous approvals once the final map is recorded.
 7. Only items proposed for modification can be considered by the Hearing Officer at the public hearing. All other project features and conditions remain as previously approved.
 8. The subject site is located north of 118 Freeway (Ronald Reagan Freeway) between Canoga Avenue and Topanga Canyon Boulevard, within the Chatsworth Zoned District.
 9. The irregularly-shaped property is 232.19 gross acres in size with flat to hilly terrain. A large portion of the property is generally a plateau that is bordered to the west and south by Devil's Canyon and to the east by Brown's Canyon. The project site is vacant though five single-family residences are included in Not A Part ("NAP") areas surrounded by the project site
 10. The access to the project site is via Poema Place (a 64-foot-wide dedicated public street) and Canoga Avenue (a variable-width dedicated public street). The two entry gates are located at the intersections of Poema Place and Bull Finch Road, and Poema Place and Canoga Avenue. The residences located behind the entry gates will take access from internal private driveways and fire lanes, which take access from Poema Place and Canoga Avenue.

11. The subject property is depicted within the Non-Urban (R) and Rural Communities (RC) land use categories of the Los Angeles Countywide General Plan ("General Plan"). The Rural Communities designation permits residential density of one to six dwelling units per acre. The Non-Urban designation permits a maximum density of one dwelling unit per acre.
12. The project site is currently zoned A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) and R-1-6,000 (Single-Family Residential - 6,000 Square Feet Minimum Required Lot Area). The project site has been zoned R-1-6000 and A-1-1 since the adoption of Ordinance 7505 on April 14, 1959. The Ordinance became effective on May 15, 1959.
13. The proposed project is required to comply with the development standards of the A-1-1 and R-1-6,000 Zones. Single-family residences are permitted uses within the A-1-1 and R-1-6,000 Zones.
14. The amended tentative tract map dated July 22, 2015, depicts 368 lots, including 314 single-family lots (including three flag lots), one park, one Sheriff Station, one horse rest area, one debris basin lot, one helispot lot, one recreational center lot, 25 open space lots, 23 private driveway and fire lane lots, and one remainder parcel. The single-family lots range in size from approximately 5,680 square feet (net) in area to approximately 96,384 square feet (net) in area. The lots are accessed from public streets, and from private driveways and fire lanes that connect to Poema Place and Canoga Avenue. Proposed grading is 1.8 million cubic yards of cut and 1.8 million cubic yards of fill.
15. Staff received two letters from Equestrian Trails, Inc. dated June 30, 2015 and Twin Lakes Property Owners Association dated June 10, 2015, supporting the proposed project. All correspondence is attached.
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community and provide trail access to the public. Foremost has worked with the Twin Lakes Community and other community groups with regard to the project amendments. There will be a public website for the residents.

In response to the Hearing Officer's question related to the daily solid waste generation, Peter Gutierrez (Latham & Watkins) explained that there are factors used to calculate the daily solid waste generation per day and even though the daily generation per household has increased, the average daily pounds per day total is lower than the FEIR total. All solid waste mitigation measures are still applicable. The Addendum to the FEIR (page 55) will be updated to clarify any daily solid waste generation discrepancy.

Jean Plumb, a resident in Chatsworth, provided testimony expressing concerns about the equestrian trails, providing traffic lights on the trails, the public having full access to the trails, and questions about the remainder parcels. Michael Zazzara, a resident of Twin Lakes, provided testimony in opposition to the project and expressed concerns about impacts to the neighborhoods and how the roads will be paved after the sewer installation.

In response to the residents' concerns, Ms. Cole explained that the public will have full access to the trails and there will be language within the CC&Rs that there will be public trails running through some of the private individual lots. She further explained that the Deerlake Construction Monitoring Committee met in early 2015 and held meetings with the Twin Lakes Property Owners Association and the Equestrian Trails Inc. to address the residents' concerns. Mr. Gutierrez (Applicant's Counsel) explained that there are trail conditions in which the applicant will need to work with the Department of Parks & Recreation and obtain the department's sign-off for the final design. The trail crossings will be marked per the previous conditions already imposed on the project. The trail crossings will be called out on the street plans. Ellen Fitzgerald (Psomas) remarked that the remainder parcels were already addressed in the original approval to be incorporated into the project.

The Hearing Officer expressed that a condition with regard to the membership of the Monitoring Committee is not required but strongly suggested that the membership should be a mix of members selected by the developer and the community. The Hearing Officer recommended adding a condition restricting the use of the recreational facility to the Deerlake Ranch residents only and Deerlake Ranch resident sponsored events. The recreational facility shall not be used for any fundraising purposes.

18. The Hearing Officer finds that modifications to the text of CUP 99-239 approval

Conditions No. 1, 2, 16, 20, 21, 24, 64, and 73 are acceptable as these modifications reflect only changes in the number of lots, type of lots, lot numbers, and types of streets approved by the fourth amendment to and do not modify the intent of these conditions.

19. The Hearing Officer finds that the burden of proof for the conditional use permit as modified has been satisfied as required by Section 22.56.040. The burden of proof indicates the effect of the proposed modification proposed by the fourth amendment to TR53138.
20. The Hearing Officer finds that approval of the application will not substantially alter or materially deviate from the terms and conditions imposed in the granting of the previously approved conditional use permit. Only text changes are proposed to Conditions No. 1, 2, 16, 20, 21, 24, 64, and 73 of CUP 99-239.
21. The Hearing Officer finds that approval of the application is necessary to allow the reasonable operation and use granted in the conditional use permit. Regional Planning required the applicant to apply for the CUP modification in order to allow text changes in certain conditions of approved CUP 99-239 to make the conditions of that CUP consistent with the requested modifications of TR53138.
22. The Hearing Officer finds that the proposed additional Condition No. 120 to the CUP is acceptable as this condition reflects the request for the addition of a recreational lot to the proposed project. This additional condition does not modify the intent of the approved conditions.
23. An addendum to the Final Environmental Impact Report has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that, pursuant to CEQA Guidelines Section 15164, some changes to the previously certified FEIR are necessary but none of the conditions described in CEQA Guidelines Section 15162, calling for the preparation of a subsequent EIR or supplement to an EIR, have occurred.
24. After consideration of the addendum to the FEIR and the FEIR itself, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the proposed amendment will have a significant effect on the environment, finds the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.

25. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles County Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the burden of proof for the conditional use permit as modified has been satisfied as required by Section 22.56.040;
- B. That approval of the application will not substantially alter or materially deviate from the terms and conditions imposed in the granting of the previously approved conditional use permit; and
- C. That approval of the application is necessary to allow the reasonable operation and use granted in the conditional use permit.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit modification as set forth in Section 22.56.1630 of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Conditional Use Permit Modification 201400166 is approved subject to the attached conditions.

KKS:LKH
November 17, 2015

PROJECT NO. 99-239- (5)
CONDITIONAL USE PERMIT MODIFICATION NO. 201400166
CONDITION MODIFICATIONS

Conditional Use Permit Modification (“CUP Mod.”) No. 201400166 proposes modifications to certain conditions of approved CUP 99-239 – (5), as indicated below.

1. Condition No. 1, as currently approved, read as follows:

The grant authorizes the use of the subject property for a total of 314 single-family residential lots, one debris basin lots, one helispot lot, one sheriffs storefront facility, 25 open space lots, one “remainder parcels,” and project-associated infrastructure to be developed in compliance with hillside management and density-controlled development design review criteria, as depicted on the approved Exhibit “A” (dated March 24, 2004) as amended on September 16, 2008 subject to the following conditions of approval.

With the requested modification, the applicant is revising and adding the following to Condition No. 1 and it would read as follows:

The grant authorizes the use of the subject property for a total of 314 single-family residential lots, one debris basin lot, one park, one helispot lot, one horse rest lot, one Sheriff’s storefront facility, a private recreation center, 25 open space lots, and project-associated infrastructure to be developed in compliance with hillside management and density-controlled development criteria, as depicted on the approved Exhibit “A” (dated March 24, 2004) as amended by the Exhibit “A” dated July 22, 2015, subject to the following conditions of approval.

2. Condition No. 2, as currently approved, read as follows:

A minimum of 50 percent of the 314 lots, or 157 lots, shall be 15,000 square feet in size, or larger.

With the requested modification, the applicant is revising and adding the following to Condition No. 2 and it would read as follows:

A minimum of 50 percent of the 314 lots, or 157 lots, shall have a gross area of at least 15,000 square feet in size or larger. A minimum of 136 lots shall have a minimum net area of 15,000 square feet in size or larger.

3. Condition No. 16, as currently approved, read as follows:

The subject property shall be graded, developed and maintained in substantial compliance with the approved Exhibit “A”, which includes the amended vesting tentative tract map (dated March 10, 2011), Community Character booklet, and exhibit maps. Amended or revised tentative maps approved for Vesting Tentative Tract Map No. 53138 may, at the discretion of the Director, constitute a revised Exhibit “A”.

With the requested modification, the applicant is revising and adding the following to Condition No. 16 and it would read as follows:

The subject property shall be graded, developed and maintained in substantial compliance with the approved Exhibit "A", which includes the amended vesting tentative tract map (dated July 22, 2015), Community Character booklet, and exhibit maps. Amended or revised tentative maps approved for Vesting Tentative Tract Map No. 53138 may, at the discretion of the Director, constitute a revised Exhibit "A".

4. Condition No. 20, as currently approved, reads as follows:

Any future development of the one lot designated as a remainder parcel shall be subject to the regulations in effect at the time of such development, including the provisions of section 66410 et. seq. of the California Government Code (Subdivision Map Act) and the requirements of the Subdivision and Zoning Ordinances.

With the requested modification, the applicant is revising and adding the following to Condition No. 20 and it would read as follows:

Any future development of the one lot designated as a remainder parcel shall be subject to the regulations in effect at the time of such development, including the provisions of section 66410 et. seq. of the California Government Code (Subdivision Map Act) and the requirements of the County Subdivision and Zoning Ordinances. The project has been designed to allow the flexibility to integrate these parcels into the project design.

5. Condition No. 21, as currently approved, read as follows:

The applicant shall provide no less than 175 acres of open space, representing 76 percent of the project site, consisting 73.5 acres of undeveloped area, 58.7 acres of landscaped slopes, and 4.69 acres of riding and hiking trails and 39 acres of landscaped yards. An additional 68 acres off-site shall be dedicated to the County or public conservation agency satisfactory to the Director, as biological mitigation pursuant to the Mitigation Monitoring Plan and Environmental Findings of Fact for the project.

With the requested modification, the applicant is revising and adding the following to Condition No. 21 and it would read as follows:

The applicant shall provide no less than 182.45 acres of open space, representing 79 percent of the project site as depicted on the Open Space Exhibit (2015), consisting of undeveloped area, riding and hiking trails, graded slopes and open space within private lots, a park, a recreation center; and other recreational amenities. Proof of dedication of 68 acres off-site as biological mitigation pursuant to the Mitigation Monitoring Plan and Environmental Findings of Fact shall be submitted.

6. Condition No. 24, as currently approved, read as follows:

An equestrian rest area shall be provided and permanently maintained by the Homeowners' Association on the parcel adjacent to Lot 336, as depicted on the approved Exhibit "A". If necessary, an alternative location in the same general vicinity may be considered subject to the approval of a revised Exhibit "A".

With the requested modification, the applicant is revising and adding the following to Condition No. 24 and it would read as follows:

An equestrian rest area shall be provided and permanently maintained by the Homeowners' Association on Lot No. 336, as depicted on the approved Exhibit "A".

7. Condition No. 64, as currently approved, read as follows:

Pursuant to Chapter 22.72 of the County Code, pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$829 per dwelling unit ($\829×314 dwelling units = \$260,306). The permittee or its successor in interest may contact the County Librarian at (562) 940-8430.

With the requested modification, the applicant is revising and adding the following to Condition No. 64 and it would read as follows:

Pursuant to Chapter 22.72 of the County Code, pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$869 per dwelling unit ($\869×314 dwelling units = \$272,866). The permittee or its successor in interest may contact the County Librarian at (562) 940-8430.

8. Condition No. 73, as currently approved, read as follows:

As required by the project mitigation measures and the conditions of Vesting Tentative Tract Map No. 53138, the permittee shall comply with the traffic improvement conditions set forth in the letter dated July 28, 2003, from the Los Angeles County Department of Public Works to Linscott, Law and Greenspan and its attached letter dated June 6, 2002, from the City of Los Angeles Department of Transportation. All transportation improvements shall be subject to the issuance of all required permits by the agencies with appropriate jurisdiction, including Los Angeles County Department of Public Works, Los Angeles City

Department of Transportation (“LADOT”) and the California Department of Transportation (CALTRANS).

With the requested modification, the applicant is revising and adding the following to Condition No. 73 and it would read as follows:

As required by the project mitigation measures and the conditions of Vesting Tentative Tract Map No, 53138, the permittee shall comply with the traffic improvement conditions set forth in the amended letter, dated March 6, 2006, from the City of Los Angeles Department of Transportation. All transportation improvements shall be subject to the issuance of all required permits by the agencies with appropriate jurisdiction, including Los Angeles County Department of Public Works, Los Angeles City Department of Transportation (“LADOT”) and the California Department of Transportation (CALTRANS).

9. New CUP Condition No. 120 would read as follows:

Prior to issuance of a building permit:

- a. This grant shall authorize a planned private recreation facility on a property zoned as R-1 Residential pursuant to Section 22.20.100 of the Los Angeles County Code.
- b. The minimum parking requirements for the private recreation center is one parking space for each 250 square feet of building and one space for each three occupants based on an occupant load determination for the larger area of public assembly prepared by the Department of Public Works, Building and Safety Division. Parking shall be designed in compliance with the provisions of Part 11 of Section 22.52 of the Los Angeles County Code and with requirements for the provision of accessible parking spaces. If the recreation facility substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.
- c. The permittee shall provide short-term bicycle parking spaces. The number of bicycle spaces shall be determined at such time as a Revised Exhibit “A” is submitted.
- d. The permittee shall submit three copies of a Revised Exhibit “A” to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit “A”.
- e. The permittee shall submit three copies of landscape plans to the Director for review and approval. The landscape plans shall provide a plant palette description, ratio of pervious and impervious surfaces and an irrigation plan.

- f. This grant does not approve project-related signs. If sign approval is proposed subsequent to the public hearing, the permittee shall submit three copies of sign plans to the Director for review and approval
 - g. Operation hours shall be limited between the hours of 7:00 a.m. and 10:00 p.m., seven days a week
 - h. The permittee shall submit a lighting plan to the Director for review and approval. Any proposed lighting shall be shielded down and away from the adjacent residential properties to the east and from the Devil's Canyon open space to the south and west, and comply with the County Code. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences and open space to prevent direct illumination, glare, and light trespass, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low-level lighting along all pedestrian walkways leading to and from the parking lot. The permittee shall provide adequate lighting above all entrances and exits to the premises and shall provide adequate lighting in all parking areas and walkways under the control of the permittee.
 - i. The use of the recreational facility shall be restricted to the Deerlake Ranch residents only and is not for public use.
 - j. The applicant shall comply with all conditions set forth in the County Fire Department letter.
10. All other conditions of CUP 99-239 remain as previously approved.
11. Prior to the use of this grant, the terms and conditions of the modification shall be recorded in the office of the Los Angeles County Recorder.
12. Permission is granted to develop the subdivision in accordance with the Exhibit "A," including the Community Character booklet, dated July 22, 2015.
13. Permission is granted to make the following changes to the Exhibit "A":
- The addition of a recreational facility to serve the Deerlake Ranch community.
 - Relocation of two entry gates and to include additional residences within the gated portion of the project.
 - Reconfiguration of lots in association with street alignment modifications.
 - Modification of street alignments.
 - Change private driveways into a total of 23 private driveway lots.
 - A reduction of lots requiring a street frontage modification from 34 to 19 lots. Lots No. 1, 2, 3, 6, 7, 8, 13, 14, 15, 49, 51, 52, 67, 68, 97, 98, 99, 100, and 101 will have less than the required street frontage.
 - Waiver of street frontage on lots fronting private driveways and fire lanes.
 - Three flag lots (previously approved for seven flag lots).
 - Update of final map phasing.
 - Depiction of both gross and net lot areas.

- All trails within the tract shall be dedicated to the Los Angeles County Department of Parks and Recreation.
- Increase multi-use trails from 18,810 to 22,755 linear feet. The project will have 4.31 miles of multi-use trails.
- A request for recordation of a large lot parcel map.

KKS:LKH
November 17, 2015

The following reports consisting of 17 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. Place standard Landscape Maintenance District notes on the final map to the satisfaction of Public Works.
9. Delineate proof of offsite access to Canoga Avenue on the final map.
10. 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.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Dedicate vehicular access rights to streets at rear of double frontage lots.
13. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
14. 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.
15. Show open space note on the final map and dedicate residential construction rights over the open space lots.
16. Depict all line of sight easements on grading and/or landscaping plans to the satisfaction of Public Works.
17. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
18. 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.
19. The request to waive street frontage requirements and use private driveways and fire lanes needs to be approved by the Advisory Agency.
20. If applicable, quitclaim or relocate easements running through proposed structures.
21. 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.

22. 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.
23. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
24. Permission is granted to record a large lots (20-acre or more) tract map as shown on the insert map provided private and future right of ways and slope easements are offered along all interior streets on approved alignments to the satisfaction of Public Works. In addition, access and slope easements shall be reserved on all remaining Private Driveways and Fire Lanes to the satisfaction of Public Works.
25. 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

TM

Prepared by Teni Mardrosian

Phone (626) 458-4910

Date 08-17-2015

tr53138La-4-Amendment Map-Rev1(map dated 07-22-2015)
<http://planning.lacounty.gov/case/view/99-239/>



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

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

TRACT NO.: 53138

AMENDED TENTATIVE MAP DATE: 07/22/2015
AMENDED EXHIBIT MAP: 07/22/2015

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the all approved Revised Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which were conceptually approved on 11/25/2003, 12/28/2006, 08/23/2007, and 08/29/2011 to the satisfaction of the Department of Public Works.
2. A maintenance permit is required from the State Department of Fish and Wildlife, the Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works.
3. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. Show and label all natural drainage courses.
4. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.

Prior to Improvement Acceptance for Public Maintenance:

1. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7125, should be contacted to obtain required procedures.
3. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name  Date 08/24/2015 Phone (626) 458-4921
Andrew Ross

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map 53138 Tentative Map Dated 7/22/15 (Rev. Map/Exhibit) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 1.8 million yd³ Location Chatsworth APN _____
Geologist GeoSoils Consultants, Inc. Subdivider Forestar Chatsworth, LLC
Soils Engineer GeoSoils Consultants, Inc. Engineer/Arch. United Civil, Inc.

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 8/19/15, 8/18/15, 5/6/15
References: 9/6/11, 7/7/11, 6/24/09, 12/10/08, 4/10/08 (Geolabs - soil nail walls); 7/26/07, 7/25/07 (Geolabs), 12/12/06, 8/29/06, 6/14/06, 5/3/06, 4/20/06, 12/30/05, 10/14/05, 8/1/05, 7/14/04 (Kleinfelder);

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

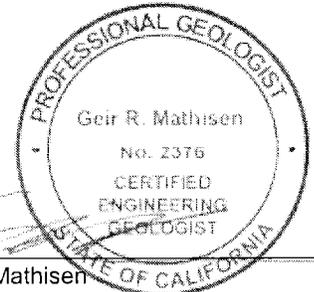
- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. 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.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. 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. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/doc/manual.pdf>.
- S1. All structural elements of geotechnical engineered retaining structures, such as but not limited to, geo-grid, rock-bolts, tie-backs, etc. must be delineated and protected by being placed in Restricted Use Areas and/or Geotechnical Setback Zones. The delineation and designation of these areas shall be placed on the grading plans and must be recorded on the Final Map.
- S2. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE: Item S1. above, has been discussed with the developer in a joint meeting with Land Development Division and GMED on 8/24/15. The use of geo-grid and/or rock-bolts must be engineered and protected from future damage by limiting development within specific zones or areas and may not be allowed in the public right of way. If these zones encroach into proposed lots, the buildable area(s) may be affected.

Prepared by



Yoshia Morisaku
Soils Section



Geir Mathisen
Geology Section

Date 8/28/15

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

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT NO. 53138 AMENDED 4

Page 1/1

TENTATIVE MAP DATED 07-22-2015
EXHIBIT MAP DATED 07-22-2015

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the conditions of the previously approved tentative map, exhibits, and amendments.

Name N. Said  Date 8/13/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 53138\GP 53138\2015-07-23 TTR 53138 SUBMITTAL

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

1. Compound curves are preferred over broken-back curves. Broken back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate in accordance with AASHTO guidelines.
2. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.
3. The minimum centerline radius is 350 feet on all local streets with 40 feet between curbs and on all streets where grades exceed 10 percent except on Poema Place at Canoga Avenue. Permission granted to reduce the centerline curve radius on Poema Place westerly of Canoga Avenue to 225 feet provided that a minimum of 300 feet of stopping sight distance is provided. Additional right of way dedication or airspace easement and/or grading may be required.
4. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For 4-legged intersections, the maximum permissible grade of the through street is eight percent.
5. The minimum centerline radius on a local street with an intersection street on the concave side should comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.
6. The central angles of the right of way radius returns shall not differ by more than ten degrees on local streets.
7. Provide minimum landing area of 100 feet for local collectors at a maximum 3 percent grade on all "tee" intersections to the satisfaction of Public Works.

8. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six percent.
9. Provide intersection sight distance commensurate with a design speed of:

30 mph (310 feet) on Poema Place from Bullfinch Road and on Canoga Avenue from Poema Place.

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

10. Provide stopping sight distance for a design speed of:

30 mph (200 feet) on Poema Place and on Canoga Avenue

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle, the driver of the vehicle is presumed to be located 6 feet from TC and the target to be located 6 feet from TC.

11. All line of sight easements shall be depicted on landscape and grading plans.
12. Provide standard property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works.
13. Permission is granted to modify the right of way on the following streets to reduce the parkway from 12 feet to 3 feet on one side of the street to the satisfaction of Public Works: the south side of Poema Place at the bridge; and the west side of Canoga Avenue south of Poema Place.
14. Dedicate right of way 32 feet from centerline on Poema Place, Canoga Avenue from Poema Place northerly to the vicinity of the gated entrance, and Bullfinch Road from Poema Place northerly to the gated entrance to the satisfaction of Public Works.

15. Dedicate right of way 30 feet from centerline Canoga Avenue south of Poema Place.
16. Provide additional right of way in the vicinity of the gated entrances and construct gated entrances to the satisfaction of Public Works.
17. Locate all entry gates (or key pad) a minimum of 50 feet beyond the right of way of the nearest intersecting street and construct the gated entrance with a minimum of 32 feet radius for turnaround to the satisfaction of Public Works.
18. Off-site improvements are required. It shall be the sole responsibility of the developer to acquire the necessary right of way and/or easements. Required prior to tentative map approval
19. Provide off-site right of way or easement and construct off-site full street improvements (including sidewalks and street lights) on Canoga Avenue in the vicinity south of the freeway to the satisfaction of Public Works and the City of Los Angeles.
20. Construct the bridge on Poema Place and on Canoga Avenue to the satisfaction of Public Works. The proposed bridge typical section shown on the map is not necessarily approved. The ultimate bridge section shall meet the requirements of Public Works' Design Division. Sidewalk may be waived on one side of both bridges to the satisfaction of Public Works.
21. Construct curb, gutter, base, pavement and sidewalk on all streets. Permission is granted to use the alternate street section on all local streets.
22. Plant street trees on all streets to the satisfaction of Public Works.
23. Provide and install street name signs prior to occupancy of buildings.
24. Install postal delivery receptacles in groups to serve two or more residential units.
25. Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.

26. Underground all utility lines to the satisfaction of Public Works. Please contact our Construction Division at (626) 458-3129 for new location of any above ground utility structure in parkway.
27. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on all streets to the satisfaction of Public Works. The operation and maintenance of the street lights on the private and future street shall be the responsibility of the Home Owners Association until such time as the street is accepted for maintenance by the County.
 - b. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - c. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. Assessments will be imposed on the development or portions of the development served by private and future streets (if any) as a result of benefits from existing or future street lights on adjacent public roadways.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting

Section for map requirements and with any questions at (626) 300-4726.

- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - e. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
 - f. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- 28. Prepare signing and striping plans for Topanga Canyon Road and Poema Place to the satisfaction of Public Works and Caltrans.
 - 29. Pay for the installation of traffic signals and prepare traffic signal plans for Topanga Canyon Road at Ronald Regan Freeway and Poema Place to the satisfaction of Public Works and Caltrans.
 - 30. Comply with the traffic mitigation measures as identified in the attached letter from our Traffic and Lighting Division dated July 28, 2003 to the satisfaction of Public Works.
 - 31. A deposit is required to review documents and plans for final map clearance.
 - 32. Provide street names for the proposed tap streets to the satisfaction of Public Works.

33. The request to waive street frontage is subject to approval by the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
34. Provide a non-exclusive easement along the private streets behind the gate on Canoga Avenue, Bullfinch Road, Schindler Way and tap streets to provide access to the property on the north to the satisfaction of Public Works. If required by the Department of Regional Planning, relocate the gate on Canoga Avenue in the vicinity north of Poema Place to the vicinity west of the future tap streets. A dedicated Canoga Avenue, Bullfinch Road and Schindler Way leading to the future tap streets may be required to the satisfaction of the Department of Regional Planning.
35. 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. 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.
36. Comply with other conditions as directed by the BOS to the satisfaction of Public Works.

Prepared by Joseph Nguyen^{jn}
tr53138ra2-rev1(12-03-14)

Phone (626) 458-4921

Date 08-12-2015



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

JAMES A. NOYRS, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1231
Telephone: (626) 458-5100
www.lapw.org

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

IN REPLY PLEASE
REFER TO FILE: T-4

July 28, 2003

Mr. Alfred C. Ying, P.E.
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Number 400
Pasadena, CA 91101

Dear Mr. Ying:

DEERLAKE RANCH
UPDATED TRAFFIC IMPACT STUDY (APRIL 9, 2003)
TENTATIVE TRACT NO. 53138
CHATSWORTH AREA

As requested, we have reviewed the above-mentioned document. As indicated, the document has been prepared to address the traffic impacts of the downsized project from 484 single family dwelling units to 388 single-family dwelling units and updated traffic counts and trip generation assumptions.

The revised project is expected to generate approximately 3,608 vehicle trips per day and 332 and 364 vehicle trips during the a.m. and pm. peak hours, respectively.

We agree with this document that the traffic generated by the project alone will significantly impact the following intersections. The proposed mitigation measures identified in the document will reduce the impacts to a level less than significant. These mitigation measures shall be made conditions of approval for this project and included in the Final Environmental Impact Report.

County of Los Angeles

Topanga Canyon Boulevard at Mayan Drive/Poema Place

East Approach: One left-turn lane and one shared through/right-turn lane (add one left-turn lane).

South Approach: One left-turn lane and one exclusive right-turn lane (convert shared left-/right-turn lane to a left-turn lane and one exclusive right-turn lane).

West Approach: One shared through/right-turn lane and one exclusive right-turn lane (add one exclusive right-turn lane).

Install traffic signals. Traffic signals shall be interconnected with the traffic signals at the intersection of Topanga Canyon Boulevard and the Ronald Reagan (SR-118) Freeway per the satisfaction of Caltrans and the County of Los Angeles Department of Public Works.

Topanga Canyon Boulevard at SR 118 Westbound Ramps

North Approach: Two through lanes and one right-turn lane (add exclusive right-turn lane). The mitigation measure is not included in the intersection mitigation measure description on page 41 and the level of service calculation sheet but shown in the concept plan of the intersection improvements in Appendix C.

East Approach: Two left-turn lanes and one shared through/right-turn lane (add second left-turn lane and convert shared left-/through/right-turn lane to shared through/right-turn lane).

Modify traffic signals. Traffic signals shall be interconnected with the traffic signals at the intersection of Topanga Canyon Boulevard at Mayan Drive/Poema Place per the satisfaction of Caltrans and Public Works.

City of Los Angeles

We have received a letter from the City of Los Angeles Department of Transportation dated June 6, 2002 (copy enclosed). The letter contains City's recommendations of mitigation measures required to fully mitigate the project impacts to the intersections and roadways in the City. We reviewed the letter and the traffic study for the project and concur with their recommendations.

Freeways

We concur with the study and recommend that the project pay its fair share toward long-term traffic improvements to the Topanga Canyon Boulevard at SR 118 interchange. The long-term traffic improvements are needed at this interchange since the interchange is operating at its capacity and would need to be upgraded to accommodate additional traffic expected from the cumulative traffic of the proposed project and other related projects in the area. The project shall, prior to recordation of the first final map for this project, work with Caltrans to provide all necessary data and information pertaining to long-term improvements at

Mr. Alfred C. Ying
July 28, 2003
Page 3

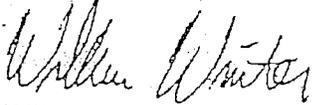
the Topanga Canyon Boulevard at SR 118 interchange, in accordance with Caltrans Guide for the Preparation of a Project Study Report (PSR). The project shall determine and pay the project's equitable share towards the long-term traffic improvements to the satisfaction of Caltrans. During this period the permittee shall proceed with diligence in these efforts and Inform Traffic and Lighting Division of Department of Public Works of its progress with Caltrans in meeting these requirements.

A Congestion Management Program (CMP) analysis has been conducted in the traffic study to evaluate the project impact on the regional transportation system. We agree with the analysis that no significant CMP related traffic impacts will be caused by the project on the CMP monitored route or freeways. The project will have significant CMP traffic impacts to the Topanga Canyon Boulevard at SR-118 westbound and eastbound ramps; however, the proposed mitigation measures for the intersections will fully mitigate the project's impacts to a level less than significant.

If you have any questions, please contact Mr. James Chon of our Traffic Studies Section of Traffic and Lighting Division at (626) 300-4721.

Very truly yours,

JAMES A NOYES
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

SFL:cn

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Enc.

cc: Caltrans (Steve Buswell)
City of Los Angeles Department of California (Sergio Valdez)
Regional Planning (Ellen Fitzgerald)

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 previously reviewed and approved. Submit a revised/updated sewer area study to reflect a reduction and reconfiguration of lots and a reduction in number of pump stations. The approved sewer area study will remain valid for two years after approval. Any other changes to the map may require additional update of the area study.
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.
9. Comply with other conditions as directed by the BOS to the satisfaction 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. 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 ***an updated*** 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.

TK



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 53138

MAP DATE: July 22, 2015 – Amendment

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The maximum units to record on a single means of access shall be 150, as indicated on the Phasing Map. The access shall be completed to the specifications of the Department of Public Works and the Fire Department. Verification of the road completion shall be submitted to the Fire Department prior to recordation of phase 6 as shown on the Phasing Map.
3. Flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. Shared driveway shall provide a reciprocal access agreement. The driveway shall be labeled as "Private Driveway and Fire Lane" on the Final Map. Verification of compliance is required prior to Final Map clearance.
4. The Private Driveways proposed as private streets for access throughout the development shall be labeled as "Private Driveway" on the Final Map. The portion of the private driveway intended for fire apparatus access shall be identified as "Fire Lane" on the Final Map. All widths and dimensions shall be clearly delineated with a reciprocal access agreement is required for all private driveways. Compliance required prior to Final Map clearance.
5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Prior to final map clearance, provide written verification that the required **40** public fire hydrants have been bonded for in lieu of installation.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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PROJECT: TR 53138

MAP DATE: July 22, 2015 – Amendment

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7. All proposed access roads within this development such as public streets, private driveways used as private streets, cul-de-sacs, and fire lanes shall be design to comply with the Department of Public Works and the Fire Department standards. Final street improvement plans shall be submitted to the Fire Department for review prior to final approval by the Department of Public Works.
 8. All proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works. Submit bridge improvement plans to the Fire Department for review prior to final approval by the Department of Public Works.

PROJECT CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. Required on-site fire lane within each residential lot shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The proposed Sheriff Station and Recreation Center sites shall provide a minimum paved fire lane width of 26 feet clear to the sky. Final design shall be further reviewed for access compliance when plans are submitted to the Fire Department for review as architectural drawings prior to building permit issuance.

Reviewed by: Juan Padilla

Date: September 14, 2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 53138

MAP DATE: July 22, 2015 – Amendment

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5. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to the Fire Department standards and shall be clearly depicted on the final design plans. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 6. The gradient of the private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 7. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 8. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
 9. Install **40** public fire hydrants as noted on the Tentative Map.
Location: AS PER MAP FILED IN OUR OFFICE.
 10. Install **1** public fire hydrant within Lot 340, proposed Helispot. The location and required fire flow of this fire hydrant will be determined by the Fire Department's Air Operation Division prior to building permit issuance.
 11. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
 12. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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5823 Rickenbacker Road
Commerce, CA 90040
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PROJECT: TR 53138

MAP DATE: July 22, 2015 – Amendment

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13. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **8000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Prevention Engineering Section during the architectural plan review process prior to building permit issuance.
 14. 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.
 15. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
 16. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
 17. An approved limited access device is required for any proposed gate within this development in compliance with the Fire Department's Regulation 5. Compliance required prior to occupancy during final sign off of the gate.
 18. The private driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 19. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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5823 Rickenbacker Road
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Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 53138

MAP DATE: July 22, 2015 – Amendment

HELISPOT CONDITIONS OF APPROVAL

1. The graded flat helispot shall be a minimum dimension of 200 feet by 200 feet.
2. The helispot shall be improved as follows:
 - Construct as 35 feet by 35 feet reinforced concrete pad.
 - Locate a fire hydrant at the helispot.
 - Construct a sump pit with a locking water supply with valve, and a locking drain valve to assure that the sump does not fill with water from rain or other run-off. The sump shall be 3 ½' deep, 12' wide, by 12' long. The sump shall be made of steel-reinforced concrete. Its sides shall be sloped at such an angle as to prevent a fall from the edge into the sump, and the sump sides shall also be rough-stamped in such a manner to discourage activities such as skating, skateboarding, bicycling, etc., and coarse enough to provide easy egress should someone accidentally fall into the sump when full of water.
 - Cover remaining graded area with #2 rocks, 5 inches deep.
3. The precise location, specifications, and details of these improvements shall be determined by the Air Operations Section after the site has been graded.
4. Establish Covenants, Conditions, and Restrictions (CC&Rs) which grant the Consolidated Fire Protection District of Los Angeles County (Fire District), or other agencies as agreed to by the Fire District, the exclusive use of the helispot. The CCRs shall also limit vertical obstructions such as trees, antennas, etc. within a specified radius of the site. Contact Air Operations Section at (818) 890-5755 for specific details and approval of the CC&R's.
5. Completion of the helispot shall be done prior to the occupancy of the 151st residential unit. Contact the Fire Department Air Operation Section at (818) 890-5755 for the inspection and approval of the completed helispot.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



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



PARK OBLIGATION REPORT

Tentative Map #	53138	DRP Map Date:	07/22/2015	SCM Date:	09/03/2015	Report Date:	08/18/2015
Park Planning Area #	34		OAT MOUNTAIN			Map Type:	REV. (REV RECD)

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:	2.52
IN-LIEU FEES:	\$342,720

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$342,720 in-lieu fees.

Trails:

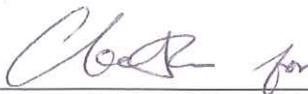
See also attached Trail Report. Santa Susana Trail

Comments:

In-lieu fee calculated based on fee schedule in effect on 08/10/04 Board approval date.

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: 

 Kathline J. King, Chief of Planning

Supv D 5th
 August 19, 2015 06:39:10
 QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	53138	DRP Map Date:	07/22/2015	SMC Date:	09/03/2015	Report Date:	08/18/2015
Park Planning Area #	34		OAT MOUNTAIN			Map Type:	REV. (REV RECD)

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

(P)people 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	2.68	0.0030	314	2.52
M.F. < 5 Units	2.29	0.0030	0	0.00
M.F. >= 5 Units	1.72	0.0030	0	0.00
Mobile Units	0.00	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				2.52

Park Planning Area = **34 OAT MOUNTAIN**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	2.52	\$136,000	\$342,720

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
2.52	0.00	0.00	2.52	\$136,000	\$342,720



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

August 18, 2015

Sent via e-mail: lhikichi@planning.lacounty.gov

TO: Lynda Hikichi
Department of Regional Planning

FROM: Kathline J. King *K. King*
Chief of Planning

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR
AMENDED VESTING TENTATIVE TRACT MAP NO. 53138
4TH AMENDMENT (DEERLAKE RANCH)
(MAP STAMPED BY REGIONAL PLANNING ON JULY 22, 2015)**

The Department of Parks and Recreation, Trail Planning Section (Department) has completed the trail review for Amended Vesting Tentative Tract Map No. 53138-4 (map dated July 22, 2015). The Department requires the dedication of an eight to twelve foot (8'-12') wide easement for Multi-Use (equestrian, hiking, and mountain biking), Trail purposes and trail construction for the "Santa Susana Pass Trail". The location of the proposed trail alignment, as shown on the map, is acceptable to the Department. The Department's trail conditions of map approval are as follows:

1. Prior to final map recordation, Subdivider shall dedicate to the County of Los Angeles a variable eight to twelve foot (8'-12') wide easement for Multi-Use (equestrian, hiking, and mountain biking) Trail purposes, to be designated as the "Santa Susana Pass Trail", to the satisfaction of the Department of Parks and Recreation.
 - o Full public access in perpetuity shall be provided for the Multi-Use Trail.
 - o Trail easement dedications shall be outside of the public road right-of-way.
2. Prior to final map recordation, the Subdivider/Developer shall prepare and execute an agreement that identifies ownership and maintenance responsibilities for the vehicular bridge (adjacent to Canoga Avenue). An overlaying easement on the bridge for Multi-Use Trail purposes shall be dedicated to the Department of Parks and Recreation.
3. Prior to final map recordation, Subdivider shall design and construct a natural surface (earth) or decomposed granite Multi-Use Trail with associated trail improvements within the dedicated eight to twelve foot (8'-12') wide trail easement.

4. Multi-Use Trails shall be planned, designed, and constructed in a manner consistent with the County of Los Angeles Trails Manual (Trails Manual) which can be found on the County of Los Angeles, Department of Parks and Recreation's Trails website (trails.lacounty.gov). Significant deviation from the guidelines within the Trails Manual must be reviewed and approved in writing by the Department. Subdivider shall contact the Department to schedule a Trail Design Meeting to discuss details and specifications for trail.

Trail design and construction shall generally include, but not be limited to:

- Bush hammer finish (or equivalent) permeable/non-slip surface at minimum width of eight feet (8') for roadway trail crossings at all paved surfaces;
- Appropriate retaining walls as needed;
- Appropriate equestrian-style fencing where deemed necessary, for user safety, property security, and delineation of multi-use trail and/or trail easement;
- Mid-point trail/street crossings must be approved by County Department of Public Works (Public Works);
- If street crossing requested, signal/streetlight pole(s) must have cross-walk "activation buttons" at two heights to accommodate both pedestrian and equestrian traffic. Request coordination with Public Works to address crosswalk design standards. The final design for the trail must be reviewed and approved by the Department.

5. Prior to issuance of grading permits, the Subdivider shall:

- a. Submit grading plans with detailed grading information for the "Santa Susana Pass Trail" for Department approval. The detailed grading information for trail construction shall conform to the County of Los Angeles Trails Manual and any applicable County codes, but not limited to the following:

- i. Typical trail sections and details to include:

- Width of trail easement and trail tread and name of trail
- Longitudinal (running) gradients
- Cross slope gradients

- ii. Cross slope gradients not to exceed four percent (4%) with two (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty (50') feet. The Department will review and may allow slopes slightly greater than twelve percent (12%) on a case-by-case basis.

- b. Submit a cost estimate for the construction of the Multi-Use Trail.

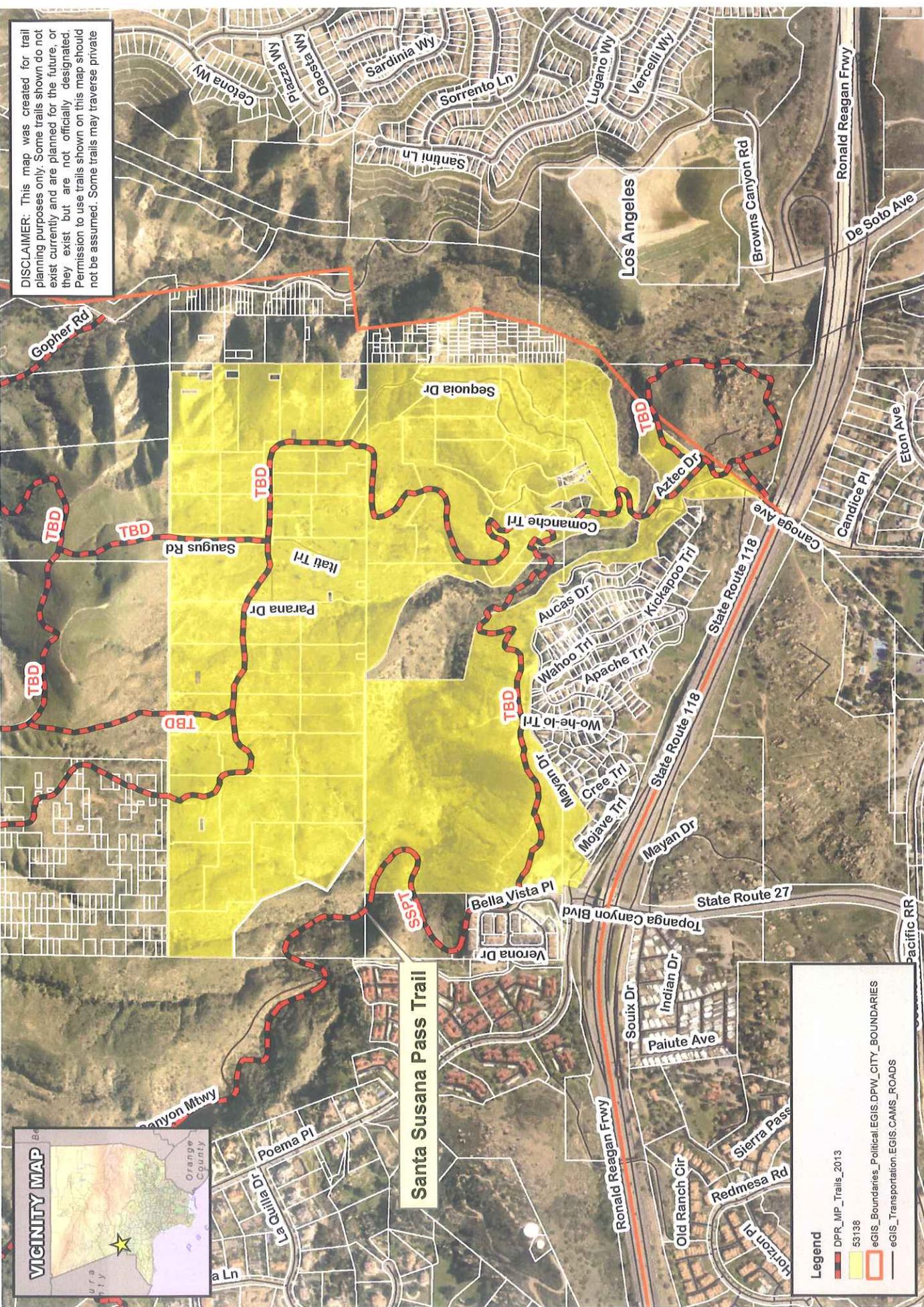
6. Prior to final grading inspection, the Subdivider shall:
 - a. Submit trail construction plans and specifications for Department approval.
 - b. Submit a preliminary construction schedule showing milestones for completing the Trail, including installation of the equestrian-style fencing. Provide updated trail construction schedules, as needed, to the Department on a monthly basis. Schedule submittals shall include a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
7. Prior to the start of initial trail construction, the Subdivider shall stake or flag the centerline of the proposed Multi-Use Trails and then schedule a site meeting with the Department's Trail Planning Section (see below for contact information) for initial trail alignment inspection and approval.
8. Subdivider shall notify the Department within five (5) business days after completion of trail construction, including installation of all required amenities for a "Final Inspection Trail Walk". Any portions of the constructed Trail not approved, shall be corrected and brought into compliance with the Trails Manual or Department staff recommendations within thirty (30) calendar days. The Subdivider shall then call the Department to schedule another site inspection.
9. Prior to the Department's final acceptance of the constructed trail alignment for the "Santa Susana Pass Trail", the Subdivider shall:
 - a. Submit electronic copies (AutoCAD 2005-2012) on CD or DVD of the as-built Trail, grading and construction drawings to the Department of Parks and Recreation, Trails Planning Section.
 - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will issue a trail acceptance letter only after receiving a written request for final trail approval and as-built trail drawings.

For any questions concerning conditions of approval, please contact Ms. Olga Ruano, Park Planning Assistant, at (213) 351-5141 or oruano@parks.lacounty.gov.

FM:OR:cp

c: Parks and Recreation (C. Lau, J. Yom, F. Moreno, O. Ruano)

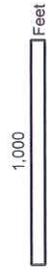
DISCLAIMER: This map was created for trail planning purposes only. Some trails shown do not exist currently and are planned for the future, or they exist but are not officially designated. Permission to use trails shown on this map should not be assumed. Some trails may traverse private



Legend

- DPR_MP_Trails_2013
- 53138
- eGIS_Boundaries_Political.EGIS.DPW_CITY_BOUNDARIES
- eGIS_Transportation.EGIS.CAMS_ROADS

Santa Susana Pass Trail



Date: 08/11/15
 Prepared By: Planner
 Aerial: LA County, Cache 2011
 Trails: EGIS.DPR_TRAILS
 Parcels: EGIS.ASSR_PARCELS

TRAIL REVIEW: DEERLAKE HIGHLANDS

County of Los Angeles | Department of Parks & Recreation





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August 14, 2015

Amended Tentative Tract Map No. 53138-4

Vicinity: Chatsworth

Amended Tentative Tract Map Date: July 22, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Amended Tentative Tract Map 53138-4** based on the use of public water (Las Virgenes Municipal Water District) and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's recommendation of approval.

Prepared by:

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