Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

Richard J. Bruckner
Director

November 5, 2015

TO: Gina Natoli, Hearing Officer

FROM: Lynda Hikichi
Land Divisions Section

**SUBJECT: PROJECT NO. 99-239 – (5)**
**FOURTH AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 53138-4**
**CONDITIONAL USE MODIFICATION NO. 201400166**
**ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT NO. 99-239**
**HO Meeting: November 17, 2015**
**Agenda Item: 7**

The project proposes to amend approved Vesting Tentative Tract Map No. 53138 ("TR 53138") and associated Conditional Use Permit ("CUP"), originally approved by the Los Angeles County Board of Supervisors on August 10, 2004 and subsequently amended by the Hearing Officer ("TR53138-1") on September 16, 2008 and Regional Planning Commission ("TR53138-2") on July 18, 2012. The Third Amendment to the Vesting Tentative Map was submitted on February 13, 2013 and subsequently withdrawn on April 23, 2015. The current amendment is the Fourth Amendment ("TR53138-4") to the Vesting Tentative Tract Map and was submitted on May 6, 2015. CUP 99-239 has been previously modified with CUP Modification 201100160 on July 18, 2012.

An Addendum to the certified Final Environmental Impact Report ("FEIR") No. 99-239 for the original tentative tract map and associated permits was prepared. The Addendum concluded that the proposed changes to the tentative map and modifications to the CUP would not result in any increased or additional environmental impacts.

The amendment map depicts changes in the design of the previously approved project. Requested modification of the conditions of the CUP reflects the map changes. The Subdivision Committee has reviewed the Amendment to the Vesting Tentative Tract Map and Exhibit "A" dated July 22, 2015 and recommends approval of the project with the attached conditions.

**SUGGESTED MOTION:**

**I, THE HEARING OFFICER, APPROVE Project Number 99-239, Amendment to Vesting Tentative Tract Map No. 53138-4 and Conditional Use Permit Modification No. 201400166 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

If you need further information, please contact Lynda Hikichi at (213) 974-6433 or lhikichi@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

KKS:LKH

Enclosure: See Hearing Officer Transmittal Checklist

# Hearing Officer Transmittal Checklist

| Hearing Date |
|---|
| 11/17/2015 |
| **Agenda Item No.** |
| 7 |

**Project Number:** 99-239 - (5)

**Case(s):** Amendment to Vesting Tentative Tract Map No. 53138-4
Conditional Use Permit No. 201400166
Addendum to FEIR 99-239

**Planner:** Lynda Hikichi

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☒ Draft Findings and Draft Conditions
- ☒ Copies of Subdivision Committee (SCM) Reports for maps dated July 22, 2015
- ☒ Amended SCM Reports from DPW and Fire for maps dated July 22, 2015
- ☒ Applicant's Project Statement and Burdens of Proof
- ☒ Deerlake Community Character Statement
- ☒ Environmental Documentation (Addendum to FEIR)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image
- ☒ Land Use Category Map
- ☒ Zoning Map
- ☒ Findings and Conditions of TR53138 and CUP 99-239
- ☒ Findings and Conditions of TR53138-1
- ☒ Findings and Conditions of TR53138-2 and CUP Mod. 201100160
- ☒ Trail Exhibit
- ☒ Open Space Exhibit
- ☒ Tentative Tract Map (dated July 22, 2015)
- ☒ Exhibit Maps (dated July 22, 2015)

**Reviewed By:** _____ 11/05/15

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

# PROJECT SUMMARY

| PROJECT NUMBER | HEARING DATE |
|---|---|
| 99-239-(5) | November 17, 2015 |

**REQUESTED ENTITLEMENTS**

Amendment to Vesting Tentative Tract Map No. 53138-4
Conditional Use Permit Modification No. 201400166

| OWNER / APPLICANT | MAP/EXHIBIT DATE |
|---|---|
| Forestar Chatsworth, LLC (Steve Cameron) | July 22, 2015 |

**PROJECT OVERVIEW**

Amendment Map: Reconfiguration of lots, addition of a recreational facility, relocation of entry gates, realignment of lots, street realignments, additional private driveways, waiver of street frontage for several lots, elimination of lots in the Restricted Use Area (RUA), request for large lot parcel map, modify phasing of final tract maps.

CUP Modification: Request to modify text conditions of CUP 99-239 to reflect the changes to the tentative tract map.

| LOCATION | ACCESS |
|---|---|
| North of the 118 Freeway between Topanga Canyon Rd. and Canoga Ave., Chatsworth | Canoga Avenue, Poema Place |

| ASSESSORS PARCEL NUMBER(S) | SITE AREA |
|---|---|
| See attached list. | 232.18 Acres |

| GENERAL PLAN / LOCAL PLAN | ZONED DISTRICT |
|---|---|
| Countywide General Plan | Chatsworth |

| LAND USE DESIGNATION | ZONE |
|---|---|
| R (Non-Urban), RC (Rural Communities) | A-1-1, R-1-6000 |

| PROPOSED UNITS | MAX DENSITY/UNITS | COMMUNITY STANDARDS DISTRICT |
|---|---|---|
| 314 | 314 | NA |

**ENVIRONMENTAL DETERMINATION (CEQA)**

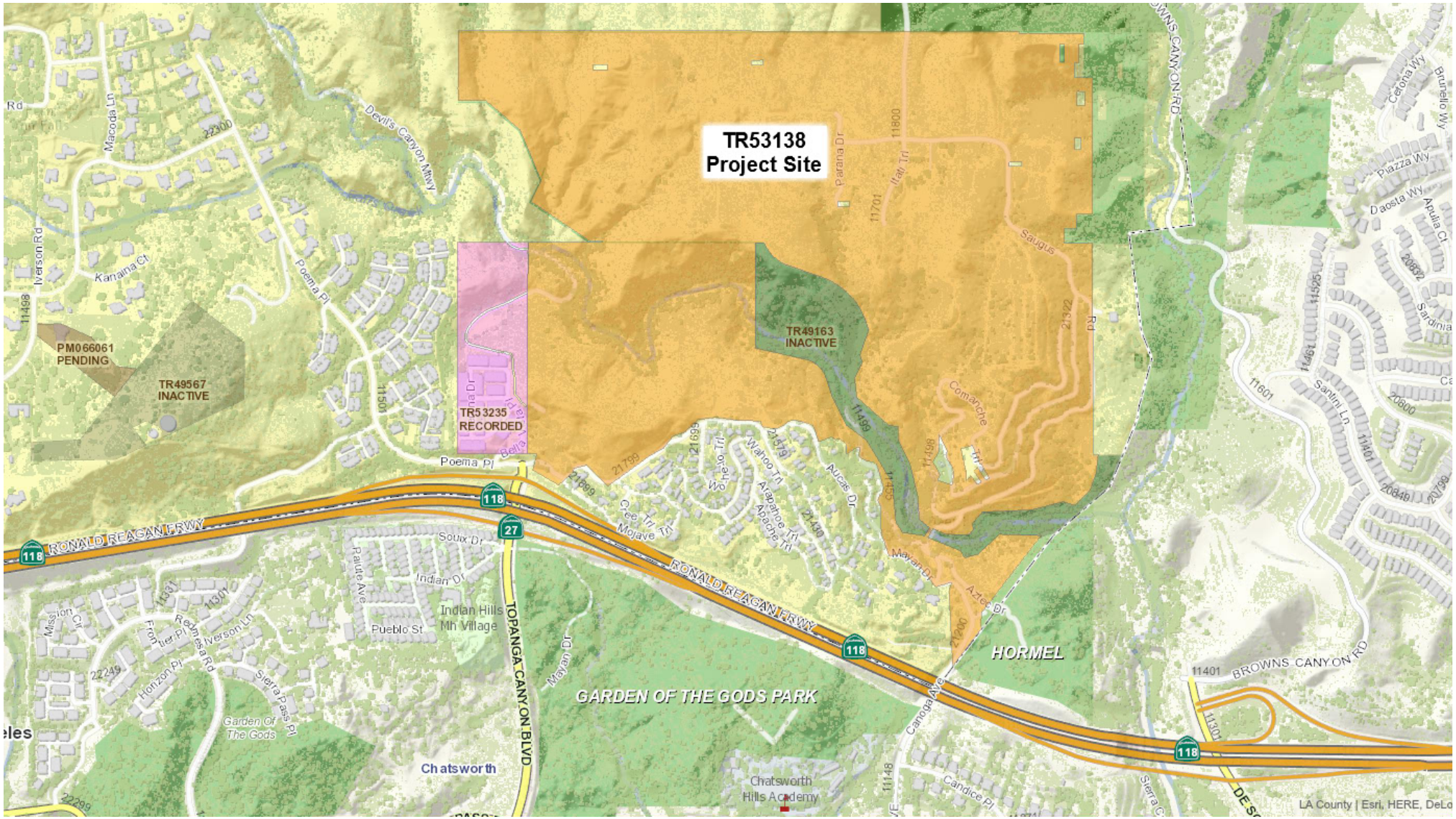
Addendum to Final Environmental Impact Report No. 99-239.

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of Title 21 of the Los Angeles County Code
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Code:
  - 22.56.1600-1655 (Conditional Use Permit Modification)
  - 22.24.070-110 (A-1 Zone )
  - 22.20.070-150 (R-1 Zone)



| CASE PLANNER: | PHONE NUMBER: | E-MAIL ADDRESS: |
|---|---|---|
| Lynda Hikichi | (213) 974 - 6433 | lhikichi@planning.lacounty.gov |




# Created in GIS-NET3

# Vicinity Map

Printed: Oct 08, 2015

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Feet

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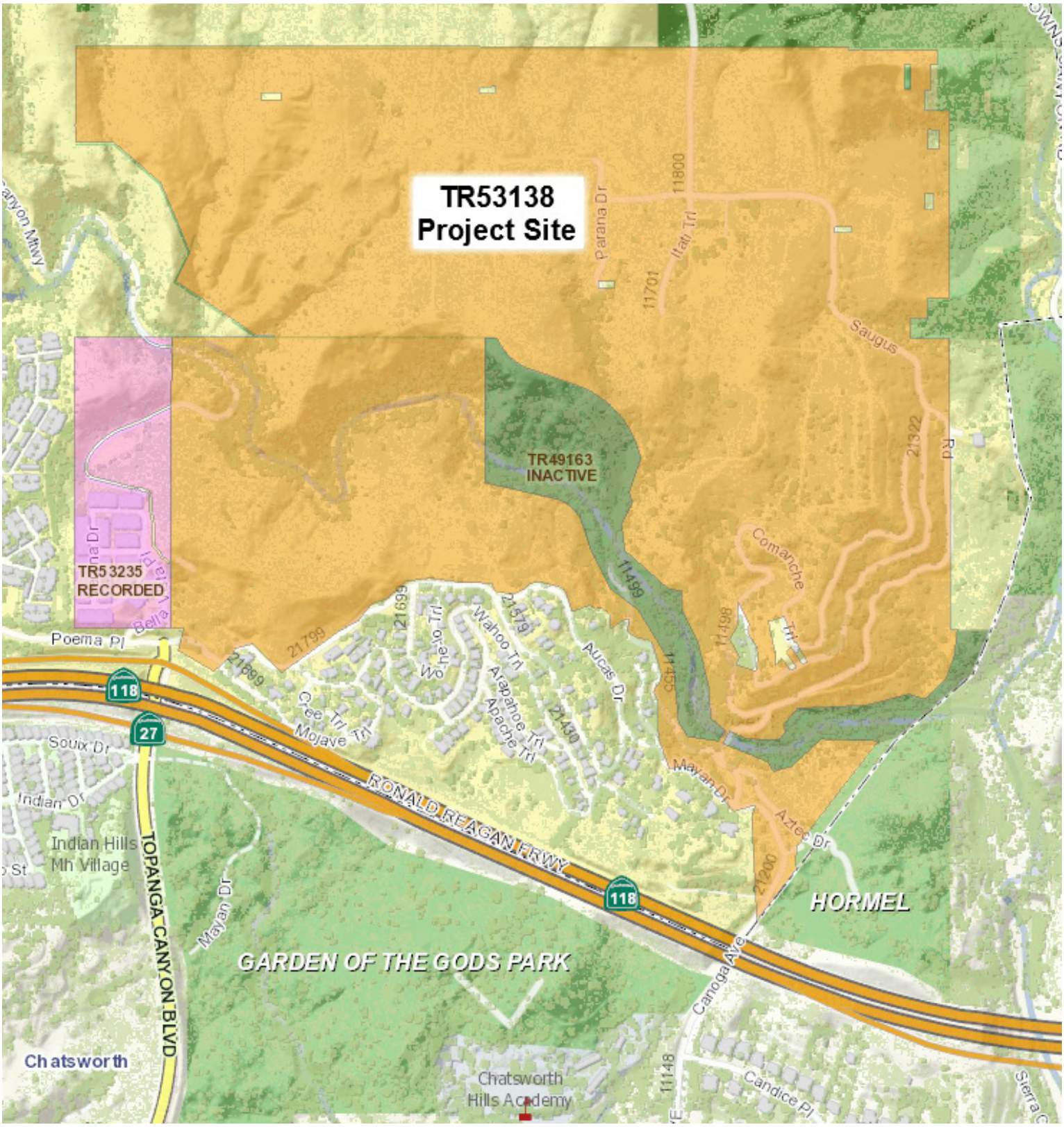


# Created in GIS-NET3

## Vicinity Map

Printed: Oct 08, 2015

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Feet

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## ENTITLEMENTS REQUESTED

- Amendment to Vesting Tentative Tract Map No. 53138-4 (dated July 22, 2015) to reconfigure lots, add a recreational facility, relocate entry gates, realign lots, realign streets, add private driveways, waiver of street frontage for several lots, eliminate lots in the Restricted Use Area (ñRUAò), request for large lot parcel map, and modify phasing of final tract maps.
- Conditional Use Permit (ñCUPò) Modification 201400166 to modify text conditions of CUP 99-239 to reflect the changes proposed by the amendment to the vesting tentative tract map.
- Addendum to Final Environmental Impact Report No. 99-239.

## PROJECT DESCRIPTION

The applicant, Forestar Chatsworth, requests to modify certain aspects of approved Vesting Tentative Tract Map No. 53138 (ñTR 53138ò) and associated Conditional Use Permit, originally approved by the Los Angeles County Board of Supervisors on August 10, 2004 and subsequently amended by the Hearing Officer (ñTR53138-1ò) on September 16, 2008 and Regional Planning Commission (ñTR53138-2ò) on July 18, 2012. The Third Amendment to the Vesting Tentative Map was submitted on February 13, 2013 and subsequently withdrawn on April 23, 2015. The current amendment is the Fourth Amendment (ñTR53138-4ò) to the Vesting Tentative Tract Map and was submitted on May 6, 2015.

CUP 99-239 has been previously modified with CUP Modification 201100160 on July 18, 2012.

The current amendment proposes the following changes to the Vesting Tentative Tract Map No. 53138:

- 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 (no net new number of units).
- 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 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 amendment tract map proposes a total of 314 single-family residential lots as previously approved.
- Modification of the text of map approval condition numbers 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 condition numbers 1, 2, 16, 20, 21, 24, 64, and 73 to reflect the amendments proposed by the amended tentative tract map.

## MAP DESCRIPTION

The amendment map depicts changes in the design of the previously approved project. Requested modification of the conditions of the CUP reflects the map changes. The Deerlake Ranch project site is located north of the 118 Freeway between Canoga Avenue and Topanga Canyon Boulevard. The project site is 232.19 gross acres and irregularly-shaped with flat to hilly terrain. The project site is bordered to the west and south by Devilõs Canyon and to the east by Brownõs Canyon.

Conceptual designs of the recreation center and the Sheriff Station are depicted on the attached exhibit maps.

## EXISTING ZONING

The subject property is zoned R-1-6000 (Single-Family Residence-6,000 Square Feet Minimum Required Lot Area) and A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area).

Surrounding properties are zoned as follows:

North: A-2-2 (Heavy Agriculturalð Two Acre Minimum Required Lot Area)

South: A-1-1 (Light Agriculturalð One Acre Minimum Required Lot Area); R-1-6,000 (Single-Family Residence-6,000 Square Feet Minimum Required Lot Area)

East: R-1-6,000 (Single-Family Residence-6,000 Square Feet Minimum Required Lot Area)

West: RPD-10,000-4U (Residential Planned Developmentð 10,000 Square Feet Minimum Required Lot Areað Four Dwelling Units Per Acre Maximum Density); RPD-5,000-6U Residential Planned Developmentð 5,000 Square Feet Minimum Required Lot Areað Six Dwelling Units Per Acre Maximum Density)

## EXISTING LAND USES

The subject property is undeveloped and vacant.

Surrounding properties are developed as follows:

North: Vacant land

South: Single-family residence; vacant land

East: Single-family residence; vacant land
West: Single-family residence; condominium residential units; vacant land

## PREVIOUS CASES/ZONING HISTORY

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.

Vesting Tentative Tract Map No. 53138 (map dated March 24, 2004)
This map was approved by the Los Angeles County Board of Supervisors on August 10, 2004 to authorize the creation of 375 single-family lots, 21 open space lots, 14 private and future street lots, four debris basin lots, one helispot lot, one Sheriffôs storefront facility, and four designated remainder parcels, on approximately 230.58 acres. Grading consisted of 2.2 million cubic yards of cut and fill.

TR53138 was approved concurrently with Conditional Use Permit Case No. 99-239 to authorize a density controlled residential development in a non-urban hillside management area and 2.249 million cubic yards of earthwork, and Oak Tree Permit Case No. 99-239 to permit the removal of 61 oak trees and encroachment into the protected zone of 11 oak trees.

Since the approval of TR53138 on August 10, 2004, the following applications have been approved:

Oak Tree Permit (ñOTPò) No. 200500037
OTP No. 200500037 was approved by the Los Angeles County Hearing Officer (ñHearing Officerò) on September 6, 2005, to permit the removal of three oak trees and encroachment into the protected zones of two oak trees.

Conditional Use Permit Modification No. 99-239 (ñCUP 99-239ò)
CUP 99-239 was approved by the Hearing Officer on September 16, 2006, to modify CUP condition no. 57 to allow the placement of construction trailers for the construction of the ñAò Street (Poema Place) bridge.

First Amendment to TR53138 (ñTR53138-1ò) (map dated October 31, 2007)
TR53138-1 was approved by the Hearing Officer on September 16, 2008, to realign a portion of Canoga Avenue to accommodate a public trail; revise phasing boundaries between Tentative Tract Map Nos. 53138-01 and 53138-03; revise phasing sequence number of unit maps; adjust lot lines; eliminate one of three sewer pump stations; depict final design of the two entry gates to be consistent with the conceptual designs of the Deerlake Ranch Community Character Statement; revise retaining walls in Neighborhood II; revise grading amount and grading footprint; eliminate all split-level building pads; allow less than the required 50 feet of frontage for Lot Nos. 12 through 16, Lot No. 29, Lot Nos.57 through 64, Lot No. 365, and Lot Nos. 370 through 374; and construct a mainline sanitary sewer system for the adjoining Twin Lakes community to be accepted by the Los Angeles County Department of Public Works prior to the issuance of a building permit for the 190th home, and other minor changes.

Second Amendment to TR53138 (ñTR53138-2ò) (map dated July 12, 2011)
TR53138-2 was denied at the Hearing Officer on February 21, 2012 but approved at the Regional Planning Commission (ñCommissionò) on July 18, 2012, to reduce the overall number of lots from 421 (including 375 single-family lots) to 344 lots (including 314 single-family lots); modify road standards for Poema Place from a 55-foot wide collector street to a 36-foot wide private driveway and fire lane; revise interior street standards from a 51-foot wide residential street to a 36-foot wide private driveway and fire lane; waiver of street frontage on lots fronting private driveways and fire lanes; reduce the volume of project grading from 2.2 million cubic yards to 1.8 million cubic yards; modify Condition No. 11 to allow 34 lots to have less than the required street frontage; and Condition No. 38 for additional language related to trails construction, maintenance and enforcement.

TR53138-2 was approved concurrently with Conditional Use Permit Modification No. 201100160 to modify the text conditions of CUP 99-239 to reflect the changes in numbers and types of lots, and lot numbers proposed by the amended tentative tract map, and modifications to Condition No. 3 of CUP 99-239 to allow a reduction in the number of horse-keeping lots from 55 to 41, and Condition No. 61 to reflect additional language for trails construction, maintenance and enforcement. In conjunction with TR53138-2, OTP 201200001 was approved for the removal of 42 oak trees and encroachment into the protected zones of 13 oak trees (no heritage oaks).

Third Amendment to TR53138 (ñTR53138-3ò)
TR53138-3 was submitted on February 13, 2013 and subsequently withdrawn on April 23, 2015.

## ENVIRONMENTAL DETERMINATION

An Addendum to the certified Final Environmental Impact Report (ñFEIRò) No. 99-239 for the original tentative tract map and associated permits was prepared in compliance with the California Environmental Quality Act (ñCEQAò) and the County environmental guidelines to account for the proposed changes/modifications. The Addendum concluded that the proposed changes to the tentative map and modifications to the CUP would not result in any increased or additional environmental impacts beyond those which were analyzed in the FEIR, and therefore concluded that a supplemental environmental analysis was not required. A copy of the Addendum is attached.

## STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Non-Urban (R) and Rural Communities (RC) land use categories of the Los Angeles Countywide General Plan (ñGeneral Planò). 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. Non-urban residential uses are permitted subject to established density,

design and service standards; and rural communities are essentially clustered non-urban settlements that vary in terms of size and intensity of development. The proposed clustered development of 314 single-family residential lots is consistent with the permitted uses of the underlying land use categories.

Zoning Ordinance and Development Standards Compliance
The project site is located within the R-1-6000 and A-1-1 zones. The proposed single-family residential uses are consistent with the permitted uses of the underlying zones. The proposed project will be subject to all development standards and guidelines of the R-1 and A-1 zones.

Site Visit
Staff visited the project site on April 30, 2015. No violations were observed during the site visit.

Burden of Proof
The applicantôs Burden of Proof for the CUP Modification request is attached. Staff is of the opinion that the applicant has met the burden of proof pursuant to County Code Sections 22.56.1630 and 22.56.040.

Only the amendments proposed by TR53138-4 and CUP Modification 201400166 may be considered by the Hearing Officer. No additional modifications to TR53138 or CUP 99-239 may be considered by the Hearing Officer. The Hearing Officer will also consider the addendum to FEIR 99-239.

Unless specifically modified, conditions approved by the original approval of TR53138, First Amendment to TR53138 (TR53138-1), Second Amendment to TR53138 (TR53138-2), and their associated entitlements shall remain as approved. Also, the current expiration date of August 10, 2016 for the approved vesting tentative map will remain unchanged.

If the Fourth Amendment to TR53138 and CUP Modification 201400166 are denied, the previously approved entitlements remain in effect. The applicant may develop the property under these previous entitlements as long as the final map is recorded prior to the expiration date of the tentative map.

Lot Comparison Table

| Lot Type | 2012<br>Approved Amendment Map | 2015<br>Amendment #4 |
|---|---|---|
| Single-Family Lots | 1-314 | 1-314 |
| | Total: 314 | Total: 314 |
| Open Space Lots | Lots 315-344 | Lots 315-345 |
| | Park *<br>(Lot 315) | Park<br>(Lot 315) |

| | | |
|---|---|---|
| | Sheriff Station<br>(Lot 316) | Sheriff Station<br>(Lot 316) |
| | Horse Rest Area *<br>(Lot 336) | Horse Rest Area<br>(Lot 336) |
| | Debris Basin<br>(Lot 337) | Debris Basin<br>(Lot 337) |
| | Helispot<br>(Lot 341) | Helispot<br>(Lot 341) |
| | Sewer Pump Station **<br>(Lot 342) | Recreation Center**<br>(Lot 344) |
| | Open Space<br>(Lots 317-335, 338-340, 343-344)<br>[Total: 24] | Open Space<br>(Lots 317-335, 338-340, 342-343)<br>[Total 24] |
| | | Open Space [new] (Lot 345) |
| | Total: 30 | Total: 31 |
| Private Drive and Fire Lane Lots | Lots not numbered | Lots 346-368 |
| | | Total: 23 lots |
| Total Lots | 344 | 368 |
| | | +24 lots<br>One additional open space lot (lot 345) and 23 Private Drive and Fire Lane lots (lots 346-368) |

*Description noted on map but not included in lot table
**Sewer Pump Station (Public Facility Lot) replaced by Recreation Center Lot. The sewer was redesigned to a gravity flow system and the project does not require a sewer pump station.

Waiver Of Street Frontage For Private Driveways And Fire Lanes

Pursuant to County Code Section 21.24.010(A), each street providing access to lots within a division of land shall connect directly or through one or more other streets to a highway which is shown on the Highways Plan and which is maintained and open to public travel. As the private and future streets originally approved for this project are being proposed to be replaced by private driveways and fire lanes, the applicant has requested a waiver of street frontage for all lots served by private driveways and fire lanes.

Pursuant to County Code Section 21.24.040, the advisory agency may modify the requirements of Sections 21.24.010 where it finds that topographic conditions, title limitations, or the pattern of ownership or the state of development of parcels in the immediate vicinity of a division of land make the strict application of the provisions of these sections impossible or impractical and that the public health, safety and general welfare will not be adversely affected thereby.

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 dated June 2009. The amended map has been reviewed for compliance with these standards by the Department of Public Works. The use of private drives allows the incorporation of a

gated design for portions of the project. The private drives will be maintained by the future Homeowners Association.

Staff recommends the Hearing Officer grant the proposed waiver of street frontage for the lots fronting private driveways and fire lanes.

Request For Reduced Street Frontage

The Fourth Amendment proposes 19 lots with reduced street frontage, as indicated in the chart below. The Second Amendment approved 34 lots with reduced street frontage. County Code Section 21.24.300(A), 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. County Code Section 21.24.300(B) 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. 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 applicant bases this request for reduced street frontage on the fact that the original project approval, First Amendment and Second Amendment to the tentative tract map also allowed a certain number of lots with reduced street frontage. The applicant requests that approval Condition No. 11 of TR53138 be amended to allow this request for reduced street frontage.

Lots With Less Than Required Street Frontage (Total of 19 Lots)

| Lot Number | Zoning | Required Frontage | Proposed Frontage |
|---|---|---|---|
| 1 | A-1-1 | 60ô | 50ô |
| 2 | A-1-1 | 60ô | 50ô |
| 3 | A-1-1 | 60ô | 50ô |
| 6 | A-1-1 | 40ô(cul-de-sac) | 31ô |
| 7 | A-1-1 | 40 (cul-de-sac) | 21ô |
| 8 | A-1-1 | 60ô | 42ô |
| 13 | A-1-1 | 60ô | 58ô |
| 14 | A-1-1 | 60ô | 50ô |
| 15 | A-1-1 | 60ô | 52ô |
| 49 | R-1-6,000 | 40ô(cul-de-sac) | 30ô |
| 51 | R-1-6,000 | 40ô(cul-de-sac) | 36ô |
| 52 | R-1-6,000 | 40ô(cul-de-sac) | 28ô |
| 67 | R-1-6,000 | 40ô(cul-de-sac) | 30ô |
| 68 | R-1-6,000 | 40ô(cul-de-sac) | 31ô |
| 97 | A-1-1/R-1-6000 | 60ô | 54ô |
| 98 | R-1-6,000 and A-1-1 | 60ô | 49ô |
| 99 | A-1-1 | 60ô | 49ô |
| 100 | A-1-1 | 60ô | 49ô |
| 101 | A-1-1/R-1-6,000 | 60ô | 50ô |

Flag Lots

The amendment proposes three flag lots (lot nos. 50, 53, and 54) located on Gill Drive, at the end of a cul-de-sac street due to topographic conditions. Second Amendment to TR53138 previously approved seven flag lots. The Fourth Amendment proposes to reduce the number of flag lots from seven to three flag lots.

Additional Conditions

Two additional conditions related to the request for the recordation of a large lot parcel map and a recreational facility will be required, which are as follows:

Tentative Map Condition No. 52:

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.

CUP Condition No. 120:

Prior to issuance of a building permit:

a. This grant shall authorize a planned private recreation facility on a property zoned as Residential R-1 pursuant to section 22.20.100 of the Los Angeles County Code.
b. The minimum parking requirements for the private recreation center is 1 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 ñAò is submitted.
d. The permittee shall submit three copies of a Revised Exhibit ñAò to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit ñAò.
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 comply with the County Code. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences 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 applicant shall comply with all conditions set forth in the County Fire Department letter.

Modification Of The Text Conditions Of Approval

The amendments proposed by the project will require modification of the text of conditions of approval for TR53138 and CUP 99-239. Modifications to the TR53138 approval conditions are included as part of the amendment map process. The applicant has submitted CUP Modification No. 201400166 for modifications to the CUP.

Community Character Booklet

Condition No. 16 of CUP 99-239 states that the Community Character booklet is part of the Exhibit ñAò for the CUP. The applicant has amended the Community Character booklet to reflect the changes proposed by the Fourth Amendment and CUP Modification No. 201400166. Approval of the amended Exhibit ñAò map will include approval of the amended Community Character booklet dated November 2015.

## COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee (ñSubdivision Committeeò) consists of the Departments of Regional Planning (ñDRPò), Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Amendment to the Vesting Tentative Tract Map and Exhibit ñAò dated July 22, 2015 and recommends approval of the project with the attached conditions.

## LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspapers (The Daily News and La Opinion), property posting, library postings and DRP website posting. A total of 407 postcard notices were mailed to the property owners (392) within

a 1,000-foot radius of the project site and those on the courtesy mailing list (15). Out of 407 postcard notices, 23 postcard notices have been returned. Library packages consisting of project materials were sent to the Chatsworth Branch Library and the San Fernando County Library.

## PUBLIC COMMENTS

Staff received two letters from the 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.

## FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

## STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** of the Addendum to the Final Environmental Impact Report, and **APPROVAL** of Project Number 99-239, Amendment to Vesting Tentative Tract Map No. 53138-4, and Conditional Use Permit Modification No. 201400166, subject to the attached conditions.

## SUGGESTED APPROVAL MOTION:

**I, THE HEARING OFFICER, APPROVE Project Number 99-239, Amendment to Vesting Tentative Tract Map No. 53138-4 and Conditional Use Permit Modification No. 201400166 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Lynda Hikichi, Senior Regional Planning Assistant, Land Divisions Section
Reviewed by Kim Szalay, Supervising Regional Planner, Land Divisions Section

Attachments:
Draft Findings, Draft Conditions
Applicantôs Burden of Proof Statement
Correspondence
Environmental Document
Site Photographs, Aerial Image, Land Use Map
Tentative and Exhibit Maps

KKS:LKH
November 5, 2015

**DRAFT 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 (ñHearing Officerò), Ms. Gina Natoli, conducted a duly noticed public hearing in the matter of the Fourth Amendment to Vesting Tentative Tract Map No. 53138 (ñTR53138-4ò) on November 17, 2015. TR53138-4 was heard concurrently with Conditional Use Permit Modification (ñCUP Mod.ò) No. 201400166.

2. The Fourth Amendment proposes the following amendments to Vesting Tentative Tract Map No. 53138 (ñTR53138ò):

   - The addition of a recreational facility to serve the Deerlake Ranch community. 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 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.
   - No change in the total number of single-family residences as previously approved. The amendment tract map proposes a total of 314 single-family residential lots as previously approved.
   - Modification of the text of map approval conditions nos. 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 nos. 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 has been 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. 99-239ï (5).

5. If this amendment 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 Devilôs Canyon and to the east by Brownôs Canyon. The project site is vacant though five single-family residences are included in Not A Part (ñNAPò) 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 (ñGeneral Planò). 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 acres.

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 the 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.

    All correspondence is attached.

15. HOLD FOR SUMMARY OF EVENTS AT THE PUBLIC HEARING

16. 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-mainder 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

17. 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 Countyôs Private Drives and Traffic Calming Design Guidelines Manual.

18. 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 Lot Nos. 1, 2, 3, 6, 7, 8, 13, 14, 15, 49, 51, 52, 67, 68, 97, 98, 99, 100, and 101 is acceptable.

19. 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.

20. 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.

21. Approval of this amendment map does not change the August 10, 2016 expiration date of Vesting Tentative Tract Map 53138.

22. This tract map was originally approved as a ñvestingò 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 ñvestingò status.

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 (ñCEQAò) 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.

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. Approval of this amendment is conditioned on the subdividerõs compliance with the attached conditions of approval.

26. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officerõs decision is based in this matter is the Los Angeles Department of Regional Planning (ñRegional Planningò), 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 5, 2015

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

The Fourth Amendment to Vesting Tentative Tract Map No. 53138 (ñTR53138-4ò) proposes to amend certain conditions of approved Vesting Tentative Map No. 53138 (ñTR53138ò), 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), <u>Conditional Use Permit Modification No. 201100160, Conditional Use Permit Modification No. 201400166</u> 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 Lot Nos. <u>1, 2, 3, 6, 7, 8, 13, 14, 15, 49, 51, 52, 67, 68, 97, 98, 99, 100 and 101,</u> which may have the reduced frontage indicated on the Amended Vesting Tentative Tract Map dated <u>July 22, 2015</u>, and except for flag lots, <u>lots numbered 50, 53, and 54</u>. 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 maybe 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 amendment 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. Lot Nos. 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 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 5, 2015

**DRAFT 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 (ñHearing Officerò), Ms. Gina Natoli, conducted a duly noticed public hearing in the matter of Conditional Use Permit Modification (ñCUP Mod.ò) No. 201400166 on November 17, 2015. CUP Mod No. 201400166 was heard concurrently with the Fourth Amendment to Vesting Tentative Tract Map No. 53138 (ñTR53138-4ò).

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 approved by the proposed fourth amendment to TR53138. CUP 99-239 has been previously modified with CUP 201100160 on July 18, 2012.

3. The Fourth Amendment 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 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 amendment tract map proposes a total of 314 single-family residential lots as previously approved.
   - Modification of the text of map approval conditions nos. 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 nos. 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 ñAò 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 ñAò 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 ï (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 Devilôs Canyon and to the east by Brownôs Canyon. It is generally vacant though five single-family residences and the foundations of several other residences exist on the 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 (ñGeneral Planò). 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 acres.

12. The project site is currently 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 the 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.

    All correspondence is attached.

16. HOLD FOR SUMMARY OF EVENTS AT THE PUBLIC HEARING.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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 (ñCEQAò) 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.

23. 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.

24. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officerôs decision is based in this matter is the Los Angeles Department of Regional Planning (ñRegional Planningò), 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 condition 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 5, 2015

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

Conditional Use Permit Modification (ñCUP Mod.ò) No. 201400166 proposes modifications to certain conditions of approved CUP 99-239 ï (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 ñremainder parcelsò 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 ñAò (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, <u>one park</u>, one helispot lot, <u>one horse rest lot</u>, one sheriffs storefront facility, <u>a private recreation center</u>, 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 ñAò (dated March 24, 2004) as amended <u>by the Exhibit ñAò dated July 22, 2015</u> 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 <u>have a gross area of at least</u> 15,000 square feet in size or larger. <u>A minimum of 136 lots shall have a minimum net area of 15,000 square feet in size or larger.</u>

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 ñAò, 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 ñAò

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 ñAò, 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 ñAò.

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 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 Homeownersô Association on the parcel adjacent to Lot 336, as depicted on the approved Exhibit ñAò. If necessary, an alternative location in the same general vicinity may be considered subject to the approval of a revised Exhibit ñAò.

   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 Homeownersô Association on Lot No. 336, as depicted on the approved Exhibit ñAò.

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 X 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 $<u>869</u> per dwelling unit ($<u>869</u> X <u>314</u> dwelling units = $<u>272,866</u>). 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 (ñLADOTò) 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 (ñLADOT) 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 Residential R-1 pursuant to section 22.20. 100 of the Los Angeles County Code.
b. The minimum parking requirements for the private recreation center is 1 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 ñAò is submitted.
d. The permittee shall submit three copies of a Revised Exhibit ñAò to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit ñAò
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 comply with the County Code. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences 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 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 modifiction 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 ñA,ò including the Community Character booklet, dated July 22, 2015.

13. Permission is granted to make the following changes to the Exhibit ñAò
    - 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. Lot Nos. 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 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 5, 2015

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

# SUBDIVISION COMMITTEE REPORT

**PROJECT NUMBER**
99-239-(5)

**HEARING DATE**
TBD

**REQUESTED ENTITLEMENTS**
Amendment to Vesting Tentative Tract Map No. 53138-4
Amendment to Exhibit ñAò
Conditional Use Permit No. 201400166

| OWNER / APPLICANT | MAP/EXHIBIT DATE: | SCM REPORT DATE: | SCM DATE: |
|---|---|---|---|
| Forestar Chatsworth, LLC (Steve Cameron) | 7/22/15 | 8/20/15 | 9/3/15 |

## PROJECT OVERVIEW

Amendment Map: Reconfiguration of lots, addition of a recreational facility, relocation of entry gates, realignment of lots, street realignments, additional private driveways, waiver of street frontage for several lots, elimination of lots in the Restricted Use Area (RUA), request for large lot parcel map, modify phasing of final tract maps.

CUP Modification: Request to modify text conditions of CUP 201100160 to reflect the changes to the tentative tract map.

## MAP STAGE

Tentative: ☐ Revised: ☐ Amendment: ☒ Amended : ☒ Exhibit ñAò Modification to : ☐ Recorded Map Other: ☐

## MAP STATUS

Initial: ☐ 1st Revision: ☒ 2nd Revision: ☐ 3rd Revision (requires a fee): ☐

## LOCATION

Between Topanga Canyon Rd. and Canoga Ave., North of the 118 Freeway, Chatsworth

## ACCESS

Canoga Avenue, Poema Place

## ASSESSORS PARCEL NUMBER(S)

Numerous - See staff for list.

## SITE AREA

232.19 gross acres

| GENERAL PLAN / LOCAL PLAN | ZONED DISTRICT | SUP DISTRICT |
|---|---|---|
| Countywide General Plan | Chatsworth | 5th |

| LAND USE DESIGNATION | ZONE | CSD |
|---|---|---|
| R (Non-Urban), RC (Rural Communities) | A-1-1, R-1-6000 | NA |

| PROPOSED UNITS (DU) | MAX DENSITY/UNITS (DU) | GRADING (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE) |
|---|---|---|
| 314 units | 314 units | 1.8 million cy cut and 1.8 million cy fill (balanced onsite) & 150,000 cy excavation |

## ENVIRONMENTAL DETERMINATION (CEQA)

Determination Pending

## SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

| Department | Status | Contact |
|---|---|---|
| Regional Planning | Hold | Lynda Hikichi (213) 974-6433 lhikichi@planning.lacounty.gov |
| Public Works | Hold | Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov |
| Fire | Hold | Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov |
| Parks & Recreation | Cleared | Clement Lau (213) 351-5120 clau@parks.lacounty.gov |
| Public Health | Cleared | Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov |

## SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting: ☐
Reschedule for Subdivision Committee Reports Only: ☒

## REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the amendment to the tentative map. Please read below for further details.

Environmental Determination:

1. Additional studies or reports may be required after the review of the environmental documents.
2. Review of the EIR Addendum is pending.
3. Review for compliance of the Mitigation Monitoring Program is pending.
4. For any questions related to site biology, you may contact the departmental biologist, Shirley Imsand, directly at 213-974-4463 or simsand@planning.lacounty.gov.

Amendment Map:

5. 1.8 million cy of cut and fill combined is discussed in the latest Amendment Map approval findings (approved in 2012). However, 1.8 million cy of cut and 1.8 million cy of fill is proposed. In addition, 150,000 cy of excavation is also proposed. An increase in the grading amount requires a Revised Map.
6. In the Amendment Map approved in 2012, a total of 344 lots (314 SFR, 1 debris, 1 helispot, 1 sheriff, 26 open space, 1 sewer) and one remainder lot were approved. The proposed project entails a total of 345 lots (314 SFR, 1 debris, 1 helispot, 1 sheriff, 27 open space, 1 recreation) and one remainer lot. An increase in the number of lots created requires a Revised Map.
7. In the Amendment Map approved in 2012, at least 157 lots shall be at least 15,000 square feet. However, only 136 lots have lot areas of at least 15,000 square feet. If the proposed project entails only 136 lots having lot areas of 15,000 square feet, include this request in the project scope/description.
8. In the Amendment Map approved in 2012, the height of the retaining walls are not shown on the map. However, the proposed project depicts walls as high as 47 feet. The approval findings only mentions that walls shall not be less than five feet. The findings do not discuss the maximum wall height. A yard modification may be required.
9. Ensure the CUP burden of proof includes all lots not meeting the lot width requirement. Lot numbers 8, 97, and 101 are missing under General Notes #10.
10. Clarify ñXòStreet. Is this a private driveway and fire lane?

Exhibit Map/Exhibit ñAò

11. Clearly show the building pads for each lot.
12. Provide elevations and cross sections of the fences/walls. Ensure to provide the height information.
13. Ensure to provide clear lot lines.

Administrative/Other:

14. The open space exhibit still mentions the sewer lift station. Since a sewer lift station is no longer proposed as part of the project, references to the sewer lift station should be removed on the open space exhibit. If the sewer lift station was calculated as open space, the open space calculations need to be updated.
15. Reviews of the CUP modification burden of proof, condition revisions, and street frontage waiver request are still pending. The latest documents date July 15, 2015. Provide updated documents (if available).
16. Provide two copies of the latest oak tree report and exhibits. Depending on the date of the latest oak tree report, a re-survey and an updated oak tree report and exhibits may be required.
17. Ensure the proposed parking spaces including the accessible parking space for the Sheriff and Recreation lots meet the minimum dimensions (e.g., passenger loading area for accessible parking spaces, 9 ft. by 18 ft with loading area for accessible parking spaces, 10 ft. by 24 ft. for parallel parking spaces, etc.).
18. The project is subject to the Dark Skies Ordinance.

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**RESUBMITTAL INSTRUCTIONS**

*If a map revision is required, please submit the following items:*

- *A completed and signed Land Division application,*
- *A signed and dated cover letter describing all changes made to the map,*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format,*
- *Revision fee payment (for the 3rd revision and thereafter), and*
- *Other materials requested by the case planner.*

NOTE: An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53138 (Amend.) AMENDED MAP DATED 07-22-2015
AMENDED EXHIBIT "A" MAP DATED 07-22-2015

It is recommended that this amendment map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Please see attached Geologic and Soils Engineering review sheet (Comments S1 and S2) for comments and requirements.

2. An approved hydrology study is required. Please see attached Storm Drain and Hydrology review sheet (Comment 1) for requirements. Please note the hydrology study submitted on July 22, 2015 is currently under review.

3. A revised tentative map and a revise exhibit map are required to show the following additional items:

    a. Please see attached Geologic and Soils Engineering review sheet (Comments S3) for comments and requirements.

HW TM

Prepared by Teni Mardirosian 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/

PCA LX001129/A868
Telephone: (626) 458-4925

**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 $yd^3$ | **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: 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 NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:**

S1. Provide soil data, analysis, and design recommendation for the proposed 47 foot high retaining wall shown in cross-section 3-3' of the latest GeoSoils report. Provide calculations that consider the seismic loading on the proposed wall. Design calculations should address along bedding surcharge during the construction and the permanent conditions of the proposed wall. Calculations must be based on on-site peak ground acceleration.

S2. Provide temporary slope stability analyses that consider the critical conditions during the construction of the proposed 47-foot retaining wall. Provide mitigation measures and/or design and constructions recommendations for the proposed wall. Show revisions on the geotechnical map and Tentative Map.

S3. Show the following on the revised geotechnical map and tentative map:
   a. Cross-sections of proposed 47 foot high retaining walls.
   b. Location of "Restricted Use Areas" or "Geotechnical Setback Line/Plane".
   c. All recommended mitigation measures, as necessary.

NOTES: Provide a copy of this review sheet with your resubmittal.
At grading plan stage add note on Lot 1: Deepened footings may be required in the vicinity of Restricted Use Area.

Prepared by

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 2982
GEOTECHNICAL
STATE OF CALIFORNIA

Yoshiya Morisaku
Soils Section

PROFESSIONAL GEOLOGIST
Geir R. Mathisen
No. 2376
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Geir Mathisen
Geology Section

Date 8/14/15

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.
053138, Chatsworth, TM-NA_35

**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS**
**LAND DEVELOPMENT DIVISION**
**ENGINEERING AND SURVEY BRANCH**
**STORM DRAIN AND HYDROLOGY SECTION**

**TRACT MAP NO. 53138**

**TENTATIVE MAP DATED 07/22/2015**
**EXHIBIT MAP 07/22/2015**

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Approval of the tentative map for drainage is pending approval of the revised Hydrology study which was submitted on 07/22/2015. The tentative map cannot be approved until the revised hydrology has been reviewed, approved, and any changes as a result of this hydrology are reflected on the tentative map.

Reviewed by _____ Date 08/13/2015 Phone (626) 458-4921
Andrew Ross

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53138 (Amend.) AMENDED MAP DATED 07-22-2015
AMENDED EXHIBIT "A" MAP DATED 07-22-2015

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Teni Mardirosian Phone (626) 458-4910 Date 08-17-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53138 (Amend.) AMENDED MAP DATED 07-22-2015
AMENDED EXHIBIT "A" MAP DATED 07-22-2015

The following reports consisting of __ 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

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



TRACT NO. 53138 AMENDED 4

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 Phone (626) 458-4921 Date 08-12-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 53138 (Amend.)

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 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.

Prepared by Imelda Ng  Phone (626) 458-4921  Date 08-05-2015

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



AMENDMENT MAP DATE 07-22-2015

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 Prepared by Tony Khalkhali Phone (626) 458-4921 Date 08-13-2015
tr53138-4w-Amendment Map.doc

# 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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**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### TENTATIVE/EXHIBIT MAP - HOLDS

1. This property is located within the area described as "Very High Fire Hazard Severity Zone". An updated "Preliminary Fuel Modification Plan" is required prior to Tentative Map clearance. Contact our Fuel Modification Unit at (626) 969-5205 for submittal details.

### CONDITIONS OF APPROVAL ACCESS

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.

Reviewed by: Juan Padilla Date: August 18, 2015

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PROJECT: TR 53138 MAP DATE: July 22, 2015 – Amendment

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. 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.

7. 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).

8. 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.

9. 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.

10. 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.

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PROJECT: TR 53138 MAP DATE: July 22, 2015 – Amendment

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

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17. 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.

18. 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.

### CONDITIONS OF APPROVAL - WATER

1. Install **40** public fire hydrants as noted on the Tentative Map.
   Location: AS PER MAP FILED IN OUR OFFICE.

2. 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.

3. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

4. 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.

5. 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.

6. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.

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7. 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.

8. 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.

9. 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.

## CONDITIONS OF APPROVAL - HELISPOT

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 helipad.
   - 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.

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PROJECT: TR 53138 MAP DATE: July 22, 2015 – Amendment

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.

Reviewed by: Juan Padilla Date: August 18, 2015

# 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 **314** = Proposed Units **314** + Exempt Units **0**

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: for

Kathline J. King, Chief of Planning

Supv D 5th
August 19, 2015 06:39:10
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# 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)eople x (0.003) Ratio x (U)nits = (X) acres obligation**

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

Where:

P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **314** = Proposed Units **314** + Exempt Units **0**

| | 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** |

Supv D 5th
August 19, 2015 06:39:21
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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
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.

    - Full public access in perpetuity shall be provided for the Multi-Use Trail.

    - 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:

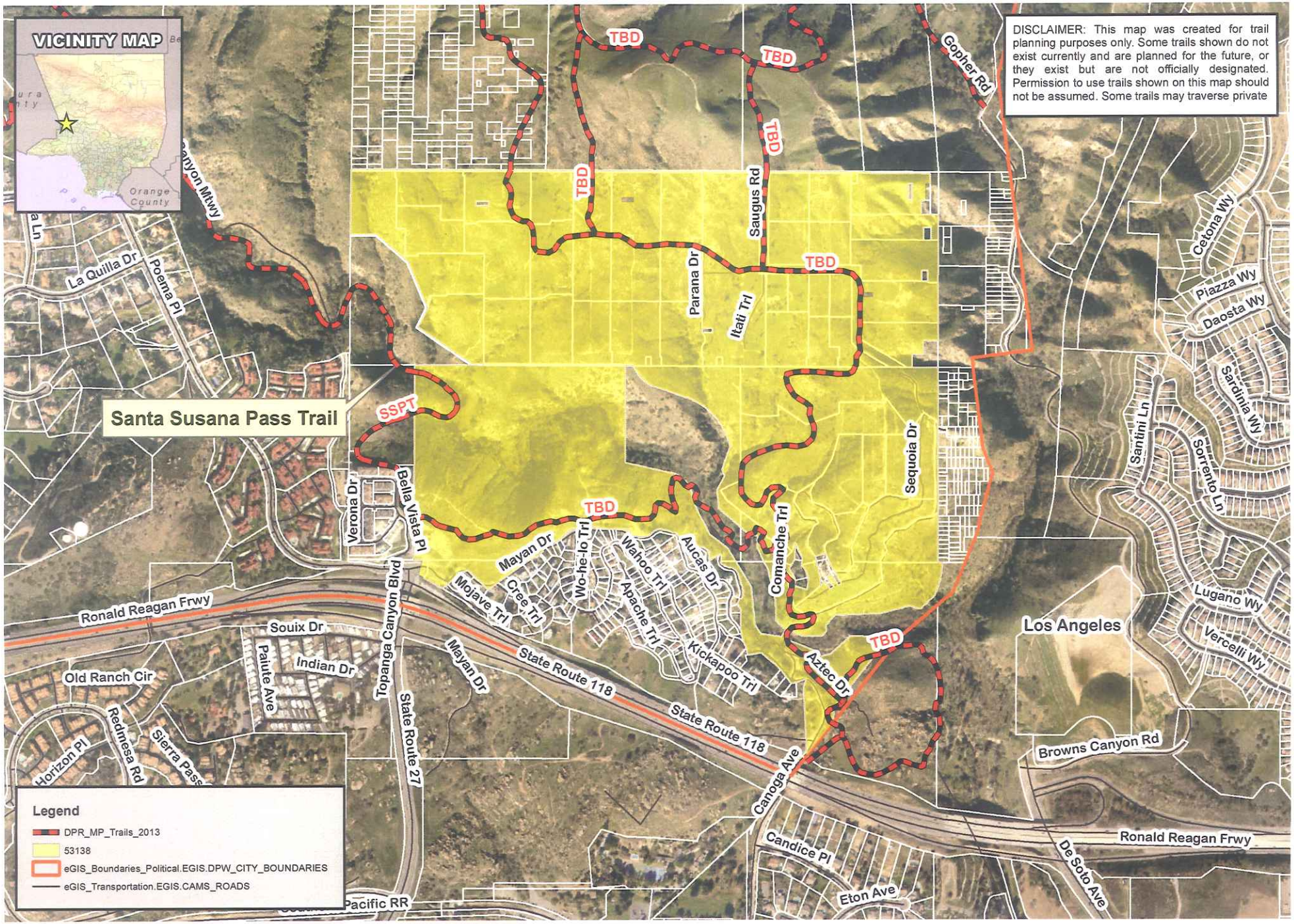
    a. Submit electronic copies (AutoCAD 2005-2012) on CD or DVD of the as-built Trail, grading and construction drawings to the Department of Parks and Recreation, Trails Planning Section.

    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)




# TRAIL REVIEW: DEERLAKE HIGHLANDS

County of Los Angeles | Department of Parks & Recreation

1,000 Feet

Date: 08/11/15
Prepared By: Planning
Aerial: LA County_Cache 2011
Trails: EGIS.DPR_TRAILS
Parcels: EGIS.ASSR_PARCELS

COUNTY OF LOS ANGELES
**Public Health**

**CYNTHIA A. HARDING, M.P.H.**
Interim Director

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

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

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

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

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Fifth District

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:

**MICHELLE TSIEBOS, REHS, DPA** (M.T)
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5382 • FAX (626) 813-3016

AMENDED MAP DATED 07-22-2015
AMENDED EXHIBIT "A" MAP DATED 07-22-2015

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.

HW

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

# 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

PCA LX001129/A868
Telephone: (626) 458-4925

**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 $yd^3$ | **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

REGISTERED PROFESSIONAL ENGINEER YOSHIYA MORISAKU No. 2982 GEOTECHNICAL STATE OF CALIFORNIA

Yoshiya Morisaku
Soils Section

PROFESSIONAL GEOLOGIST Geir R. Mathisen No. 2376 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

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.
053138, Chatsworth, TM-APP_36

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



TRACT NO. 53138 AMENDED 4

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 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. NOYES, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.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 improvments at

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. WNTER
Assistant Deputy Director
Traffic and Lighting Division

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Enc.

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 53138 (Amend.)



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 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.

Prepared by Imelda Ng  Phone (626) 458-4921  Date 08-05-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 53138-4 AMENDMENT MAP DATE 07-22-2015

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 Prepared by Tony Khalkhali Phone (626) 458-4921 Date 08-13-2015
tr53138-4w-Amendment Map.doc

# 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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**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.

Reviewed by: Juan Padilla Date: September 14, 2015

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.

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PROJECT: TR 53138 MAP DATE: July 22, 2015 – Amendment

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.

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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.

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

## 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 helipad.
   - 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.

Reviewed by: Juan Padilla Date: September 14, 2015

PROJECT DESCRIPTION

**Amended Tentative Tract Map 53138/Amended Exhibit Map (Exhibit A)**

The applicant is requesting the approval of an amendment to Amended Tentative Tract Map 53138 (Deerlake Ranch) and its Exhibit Map and modification of the associated Conditional Use Permit. The amendment map depicts minor changes in the design of the previously approved project. Requested modification of the conditions of the CUP reflect the map changes. The Deerlake Ranch project site is located north of the 118 freeway between Canoga Avenue and Topanga Canyon Road. 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 Deerlake Vesting Tentative Tract Map No 53138 was approved in 2004 and has been previously amended to reduce the number of residential lots to 314, reduce grading impacts, and avoid impacts to certain drainage courses.

The current Amendment, Amendment #4, proposes the following changes to Vesting Tentative Tract Map No.53138:

- The addition of a recreational facility to serve the Deerlake Ranch community. The recreational facility is located where four lots and a small cul-de-sac were previously depicted. A conceptual design of the recreation center is shown on the Exhibit Map.
- Clarification of lot area to include both gross and net area per current County methodology.
- Movement of entry gates to eliminate access conflicts and to include additional residences within the gated portion of the project.
- Adjustments in the configuration of lots in association with street alignment modifications and to allow for neighborhood consistency.
- Modification of streets alignments. The map has been designed to comply with Department of Public Works intersection, curve and line-of-sight standards. Also, additional private drives are included. A total of nine private driveway lots are proposed. .
- Street/drive alignments have been changed resulting in a reduction in the size of proposed retaining walls.
- A change in the request for street frontage modification to provide clarification and details on the lots which front on private drives and to reduce the number of lots which do not meet the street frontage width requirement from 34 to 19.
- Depiction of the conceptual design of the Sheriff station is shown on the Exhibit Map.
- Final map phasing has been updated and a request to authorize recordation of a large lot parcel map is included.
- All trails within the Tract shall be dedicated to Los Angeles County Parks and Recreation.
- Increase multi-use trails from 18,810 to 22,755 linear feet. This is an increase in the trail system by 3,945 feet. The project will have 4.31 miles of multi-use trails.
- No change in the total number of single-family residences previously approved is proposed. The amendment map shows a total of 314 single-family lots.

A list of changes to the conditions of Vesting Tentative Tract Map 53138 is attached.

# BURDEN OF PROOF
# VTTM 53138 CUP 99-239
# (Deerlake Ranch)
**7/22/2015**

## BACKGROUND

The project site is located north of the 118 freeway between Canoga Avenue and Topanga Canyon Road. The irregularly-shaped property is approximately 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 was approved by the Los Angeles County Board of Supervisors on August 4, 2004 to authorize the creation of 375 single-family lots, 21 open space lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility, and four designated reminder parcels. Grading consisted of 2.2 million cubic yards of cut and fill. Conditional Use Permit Case No. 99-239-(5) was also approved to authorize a density- controlled residential development in a non-urban hillside management area. The density controlled CUP permits lot sizes to be averaged to collectively conform to the minimum lot area requirements of the zones.

Vesting Tentative Tract Map No 53138 has been previously amended. Highlighted below is a summary of the 2012 Amendment:

- Reduce the number of residential lots to 314
- Reduce grading to 1.8 million cubic yards of cut and fill
- Avoid impacts to certain drainage courses
- Adjust lot lines accordingly

The current 2015 amendment will make minor additional modifications as described below, with the most significant change being the consolidation of four residential lots to create a private recreational facility to serve project residents. The incorporation of a recreation center is to create a community center for residents to enjoy and recreate. Potentially this center could reduce the overall amount of private swimming pools residents install on their private lots. In addition, the recreation center will provide a much needed amenity to the equestrian lots as residents can rely on the outdoor space of the rec center and use their lots for horse keeping rather than personal pools.

The 2015 amendment to the tentative map requests the following:

- Modification and elimination of lots in a Restricted Use Area (REA) off Poema Place and Johnson Way.
- Consolidation of lots off Poema Place to create a recreation center to serve the community
- Relocation of entry gates off Canoga Avenue and Bullfinch Road to comply with county standards, allow for additional residences behind the gates and provide a better design alignment in conjunction with the trail system.
- Modification of street/cul-de-sac alignments in compliance with County design standards.
- Clarification of lot area to include both gross and net area per current County methodology.
- The inclusion of additional private drives.
- Reconfiguration of lots to ensure neighborhood consistency.
- All of the trails within the Deerlake Ranch project will be dedicated to Los Angeles County Parks and Recreation.

No change in the total number of residential lots approved by the 2012 amendment is proposed. 314 single-family lots are depicted on the 2015 amendment map.

The CUP modification requests changes in project conditions to reflect the changes proposed by the amended tentative map. The conditional use permit modification is being requested in conjunction with an amendment to Amended Tentative Tract Map 53138 and the associated Exhibit Map (Exhibit 'A') for the Deerlake Ranch project.

Approval of a conditional use permit modification requires substantiation of the following:

Pursuant to Section 22.56.1630:

**That the modified conditional use permit will not materially deviate from the terms and conditions imposed in the previously approved conditional use permit;**

The changes requested with this conditional use permit modification are minor in nature and reflect those shown on the concurrently submitted amended tentative tract map and Exhibit Map. The text of the conditions of approval will be updated to mirror the map changes. No substantive changes are proposed in the original conditions so this request will not materially deviate from the terms and conditions imposed in the previously approved conditional use permit. A draft list of conditions which would need to be modified to reflect the maps modifications is attached.

**That approval of the application is necessary to allow the reasonable operation and use granted in the conditional use permit.**

The proposed conditional use permit modification reflects changes to the project design as depicted on the amended tentative map which are a result of more precise engineering and design review undertaken to ensure a high quality project. The overall project density and grading quantities have been reduced by approval of previous amendments. This current request does not request a change in the total number of residential lots but further refines the project design by eliminating lots in a Restricted Use Area (RUA) to avoid slide risk with associated modification to surrounding lots, consolidating four lots and a small cul-de-sac into a recreation center, moving entry gates to eliminate access conflicts and to allow additional residences to be located within the gated portion of the project, adjusting street/drive alignments to reduce retaining walls and ensure consistent lot widths to ensure the ability to plot a standard house, resizing of lots for consistency within designated neighborhoods and modifying streets to incorporate additional private drives. The originally approved conditional use permit authorized a density-controlled development in a hillside management area and the proposed modifications do not alter this approval.

And Pursuant to Section 22.56.040:

**A. That the requested use at the location proposed will not:**

1. **Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.**

Conditional Use Permit 99-239 was approved with Tentative Tract Map 53138 to authorize a density controlled development in a Hillside Management Area. The project was originally approved for 375 residential units and was found to not adversely affect the health, peace, or comfort of residents within the surrounding area, nor detrimentally affect the valuation of their properties, nor jeopardize the public health and safety. The project site is generally isolated from the surrounding area as a majority of it is on a plateau located above nearby development within the Twin Lakes community. Conditional Use Permit Modification 201100160 authorized changes to the conditions of approval to reflect modifications depicted on an amended tentative map. That amendment, in conjunction with Conditional Use Permit Modification 201100160, reduced the number of units to 314, a 16% reduction. The current proposed amendment map and concurrent CUP modification (201400166) request minor changes to the previously approved design of the project with the addition of a recreation center to serve project residents and minor realignment of streets and lot configurations.

The proposed recreation center has been designed to avoid any adverse impacts on the surrounding properties. It is a new addition to the project and will provide amenities to residents which may positively affect their health and welfare. Development of the site will be in compliance with the Green Building and Drought Tolerant Landscaping provisions of the Los Angeles County Code, as required.

2. **Be materially detrimental to the use, enjoyment or valuation of property of others persons located in the vicinity of the site.**

The amendments shown on the proposed amended tentative tract map will not be detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. They are minor changes in the design of the previously approved map. The project site is mostly located some distance from nearby development. All impacts associated with the development of the originally approved much larger project were analyzed in the project EIR. The Addendum to the EIR approved for the previously approved amendment map noted a reduction in impacts associated with the project due to the reduction in the number of single-family residents and total grading. The modifications proposed by the current amendment are very minor in nature and have been discussed in an Addendum to the EIR. The proposed recreation facility is designed as an amenity to the neighborhood. It is anticipated that the facility will be considered a benefit to surrounding residents and may increase their enjoyment of the neighborhood. The value of properties within a community that includes private recreational facilities may be enhanced as such amenities are an added benefit. It is also possible that the value of properties within close proximity to the recreation center may be enhanced by the convenience of its location.

3. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The recreational facility, a new addition to the previously approved project which is proposed by this modification, will not be a menace to the public health, safety or general welfare of the neighborhood. The future residential community will benefit from the new facility as it will provide recreational amenities in addition to the projects proposed park and trails system. The facility will be open daily with hours established to limit impacts on the surrounding area. Generally, it is anticipated that the recreation center will close at 10 p.m.

In addition to the recreational facility, other project modifications, including the adjustment in lot configuration and street alignments which are depicted on the amendment tentative map and Exhibit Map, have been reviewed by the Fire Department, Parks and Recreation, Health Department and the Department of Public Works for determination as to compliance with all necessary regulations.

**B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

The original project was found to have been designed in compliance with the requirements of Title 22 and the proposed amendments will not change the ability to comply with all necessary development standards. All single-family residences will comply with required setbacks and other required development features, including special standards to ensure 41 lots are designed to specifically accommodate horse-keeping, and will also be designed in compliance with the Deerlake Ranch at Chatsworth Community Character Statement, which has been updated to reflect the amendment map and CUP Modification. In the conceptual design of the recreational facility, the project applicant considered the types of amenities which would be necessary and sized them appropriately to serve residents. The recreational facility will include a swimming pool, landscaped areas and other amenities. It will be served by a parking lot to be accessed from Poema Place. The recreational facility site has been designed to comply with required development standards as depicted on the Exhibit Map. The future submittal of a Revised Exhibit A will be conditioned to ensure review of final design prior to issuance of building permits. Like the recreation center, the proposed sheriff station has also been designed in compliance with all required standards.

**That the proposed site is adequately served:**

1. **By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate; and**

The project site is located north of the 118 freeway between Canoga Avenue and Topanga Canyon Road. The irregularly-shaped property is 232.19 gross acres in size with flat to hilly terrain. The project will take access from Canoga Avenue, a variable width dedicated public street, and Poema Place, a 64-foot wide dedicated public street. Poema Place connect to Topanga Canyon Boulevard at the westerly boundary of the project site. Internal access will generally be provided by private drives. This conditional use permit modification will adjust roadway/ alignments and incorporate additional private drives. All roadways will comply with necessary standards.

The current local streets and internal access are of sufficient widths to serve traffic generated by the project and the proposed recreation center is not expected to significantly increase the number of vehicle trips. The street system, as well as the trail network, were designed to accommodate the future residents of the entire community. It is anticipated that only minimal traffic will be generated by the new recreation center as most users will come to the site from the immediate vicinity. A parking lot will be provided for the convenience of future users of the facility.

2. **By other public or private service facilities as are required.**

The original project was found to be adequately served by streets and other public facilities. This modified project will have fewer residential unit than originally approved: a total of 314 units as approved by a previous amendment map and modified conditional use permit. Like the tentative tract map and previous amendment maps, the currently proposed amendment map and associated conditional use permit modification will be conditioned to provide the facilities necessary to serve the development. The site will be served by the sanitary sewer system and public water and gas and electric service are available.

**Street Frontage Waiver Request**

Frontage, Street or Highway is defined in Section 22.08.060 of the Los Angeles County Code as *that portion of a lot or parcel which borders a public street, highway or parkway.*

The applicant is requesting waiver of the requirements of Sections 21.24.290 of the County Code which states that *the alignment of streets shall be such as to provide frontage for all lots in the division of land.* As a majority of the project is designed to provide private driveways in-lieu of public streets, the following lots do not comply with the street frontage requirement of Section 21.24.290:

Single-Family lots: 1-17, 40-314
Open Space lots: 317-318, 321, 327, 332-335, 338-340, 342-343, 345
Other: 315 (Park), 336 (Horse-Rest Area), 337(Debris Basin), 341 (Helispot)

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 dated June 2009. The map has been reviewed for compliance with these standards by the Department of Public Works. The use of private drives allows the incorporation of a gated design for portions of the project. The private drives will be maintained by the future Homeowners Association.

The applicant also requests a waiver of the requirement to comply with the provisions of Section 21.24.300 which states that *wherever practical, lot frontage at the right-of-way line shall be: 40 feet or more, where a lot is oriented so that its side lot lines are radial or approximately radial to a turnaround or knuckle or to the convex side of a curved street centerline (cul-de-sac); and equal to or greater than the average lot width, where a lot width is not so oriented.* For property zoned R-1-6,000 the required average width is 50', for property zoned A-1-1, the required average width is 60'.

The following 19 lots, which are described in the attached table, do not comply with the street frontage requirement so a waiver is requested. Those lots are: Lots, 1, 2, 3, 6, 7, 8, 13, 14, 15, 49, 51, 52, 67, 68, 97, 98, 99, 100 and 101.

Topographic features and the alignment of streets limit the ability to strictly comply with lot frontage requirements.

Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

# Flag Lot Supplemental Information

**Pursuant to Subdivisions Code Section 21.24.320, the Hearing Officer or Regional Planning Commission may disapprove the platting of flag lots where this design is not justified by topographic conditions, the size and shape of the division of land, or where the proposed flag lot design is in conflict with the pattern of neighborhood development. Please address these issues in the space provided:**

***(Do not provide one word or Yes/No responses. Each answer needs to address the specific circumstances of the project in question. Feel free to attach additional pages if necessary.)***

A. Is the proposed flag lot design justified by topographic conditions? If yes, please provide an explanation below.

The amended tentative tract map includes three proposed flag lots. These three flag lots, lots 50, 53 and 54 are located on Gill Drive in Neighborhood III. The three flag lots are located at the end of a cul-de-sac street. Topographic conditions in this location make it difficult to design these lots in an alternative configuration.

B. Is the proposed flag lot design justified by the size and shape of the division of land? If yes, please provide an explanation.

The Deerlake Ranch project depicted on amended Vesting Tentative Tract Map 53138 totals 232.19 acres in size. 314 single-family lots are proposed and only 3 are flag lots representing a very small percentage of the total number of lots. The number of proposed flag lots has been reduced from the total depicted on the previously approved amendment map.

C. Is the proposed flag lot design in conflict with the pattern of neighborhood development? If not, please justify your answer below.

The proposed flag lot design will not be in conflict with the pattern of neighborhood development. Only three flag lots are proposed out of the total 314 single-family lots and they are proposed towards the end of one cul-de-sac street, not in a mid-block location. It is anticipated that a buyer who choses to purchase a home on a flag lot is making a lifestyle decision and may like the privacy provided by such a lot.

D. How many flag lots are in a 500-foot radius and when were these flag lots created? Please answer these questions below, and attach a copy of the radius map with each the flag lots clearly highlighted.

There are no typical flag lots located within a 500' radius. The project site is generally isolated from existing surrounding neighborhoods, being mainly located on a plateau above the nearby Twin Lakes community. The Twin Lakes community was developed over a period of many years by individual property owners and the pattern of the community does not follow typical development standards. Several non-standard lots are located in Twin Lakes though no flag lots were noted.

**VTTM 53138**

**Lot Total Comparison Table**

**July 22, 2015**

| Lot Type | 2012<br>Approved Amendment Map | 2015<br>Amendment #4 |
|---|---|---|
| Single-Family Lots | 1-314 | 1-314 |
| | Total: 314 | Total: 314 |
| Open Space Lots | Lots 315-344 | Lots 315-345 |
| | Park *<br>(Lot 315) | Park<br>(Lot 315) |
| | Sheriff Station<br>(Lot 316) | Sheriff Station (Lot 316) |
| | Horse Rest Area *<br>(Lot 336) | Horse Rest Area<br>(Lot 336) |
| | Debris Basin<br>(Lot 337) | Debris Basin<br>(Lot 337) |
| | Helispot<br>(Lot 341) | Helispot<br>(Lot 341) |
| | Sewer Pump Station<br>(Lot 342) | Recreation Center<br>(Lot 344) |
| | Open Space<br>(Lots 317-335, 338-340, 343-344)<br><br>[Total: 24] | Open Space<br>(Lots 317-335, 338-340, 342-343, 345)<br><br>[Total 25] |
| | Total: 30 | Total: 31 |
| Private Drive<br>and<br>Fire Lane Lots | Lots not numbered | Lots 346-368 |
| | | Total: 23 lots |
| Total Lots | 344 | 368 |
| | | +24 lots<br>One additional open space lot (Recreation Center) and 23 Private Drive and Fire Lane lots) |

*Description noted on map but not included in lot table

# Deerlake Ranch

AT CHATSWORTH

*a planned residential community*

**Exhibit A-4**

**Community Character Statement**

November 2015

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**Intent**

The intent of this Community Character Statement (CCS) is to express design concepts for Deerlake Ranch while allowing flexibility for creative approaches to architectural and landscape design throughout the development of the community.

The CCS is an integral part of the Conditional Use Permit 99-239 (CUP). It is not the intent of the CUP and this document to require any specific architectural design and street landscaping depicted herein, nor to require the use of specific plants for site landscaping. However, the Director of Planning shall make a finding of compliance with the overall community character depicted in the CUP and this document prior to administratively approving the final site plan and/or plot plans for Deerlake Ranch.

The final site plan and plot plans shall be in substantial conformance with the following specific criteria as described within this CCS, the CUP, approved Tentative Tract No. 53138, and the County Zoning Code:

- The number and size of lots
- Building setbacks and heights
- Oak tree preservation and mitigation
- Fuel modification
- Ownership and maintenance of open space lots
- County multi-use trail system

**Design Principles**

Six key principles govern the plan for Deerlake Ranch.

- Breaking the community into a series of smaller neighborhoods with distinct character and identity.
- Providing landscape demarcations and separations between neighborhoods to help create a "finer grained" community.
- Creating a neighborhood where equestrian lifestyles can be accommodated.
- Providing a circulation system that enhances neighborhood identity.
- Promote a healthy lifestyle with multi-use trail system, pocket parks and sitting areas.
- Health and social benefits of a recreation center with amenities such as gathering rooms, fitness opportunities, pool, spa, patio, fire pit, children's play area and outdoor kitchen.

*Figure 1: Poema Place Gateway Perspective*

**Location**

Deerlake Ranch is located in the Northwest San Fernando Valley of Los Angeles County) just outside the Los Angeles City Limits. The site is along Highway 118 on a south facing hillside overlooking most of the West Valley.

*Figure 2: Regional Map*

Major contextual Features of the site include:

- Devil Canyon passes through the property.
- Views overlook nearby Brown's Canyon providing pristine natural open space for residents to enjoy.
- Expansive views of the San Fernando Valley.
- A multi-use trail system allowing for exploration of the canyon and hillside areas.
- A well-defined system of plateau levels.
    - The southerly plateau raises above the 118 Freeway.
    - The northerly and southerly plateau views out to the south over the deeply incised ravine of Devil Canyon.
- The site's northerly backdrop are two peaked ridge lines sitting 200' above the site.

The historic character of the surrounding area has traditionally followed the ranching and rural legacy of architecture and lifestyle. Deerlake Ranch will create a unique rural community setting with a variety of defined neighborhoods.

*Figure 3: View to South within the Property*

*Figure 4: Existing Rock Cropping in neighboring Horner Park adjacent to Canoga Avenue*

**Neighborhoods in a Landscape**

Deerlake Ranch presents the opportunity to draw upon the character of smaller, traditional Southern California settlements, thriving amidst the rural landscape of canyons and rolling hills.

Future, as well as existing residents of Deerlake Ranch will enjoy the natural landscape surrounding the proposed development envelope. Trails provide opportunities for hiking, biking and horseback riding. Ever changing foliage and wild flowers giving way to seasonal color will accent the landscape, further emphasizing the character and appeal of the contextual landscape as it blends into the natural surrounding environment.

Deerlake Ranch will be visible within the natural landscape; yet will blend with colors through a multitude of introduced textures as well as natural features and elements.

**Key Design Elements**

These fundamental elements are used to establish the dominant rustic character of Deerlake Ranch and will be incorporated into the design of the community.

- Streets that gently ascend with the hillside.
- Streetscape elements such as trail fencing, simple corten steel signs and historic barn light street lamps.
- The informal clusters of trees and other plantings accent the natural setting rather than a rigid uniformity.
- Siting of buildings so as present an "informal" streetscape by varying front-yard and side-yard setbacks and the orientation of garages.
- Buildings and related architecture presenting softer more rustic earth tone qualities and utilizing materials that blend into and are in harmony with the landscape.

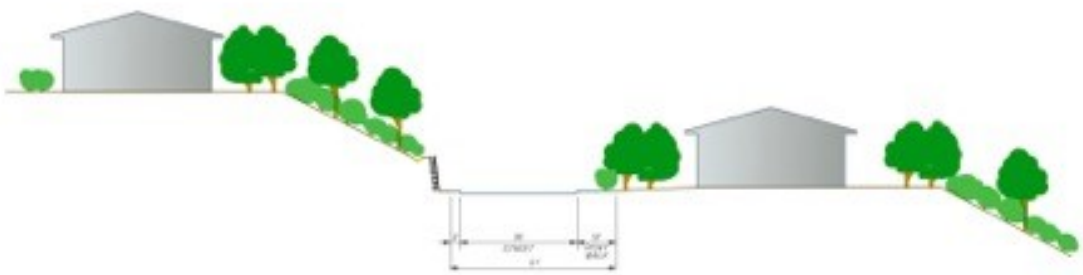


*Figure 5: Single Loaded Street Scape Diagram*

**The Design Character of Deerlake Ranch**

**Overall Goals**

The design character for Deerlake Ranch is predicated on the overreaching goal of reconfiguring the undeveloped portions of the existing Deerlake Highlands and Twin Lakes subdivisions. This will be consistent with and reflective of policies contained in the General Plan of the County of Los Angeles and the applicable zoning that applies to the property as well as the Chatsworth-Porter Ranch Community Plan.

**Thematic goals to be pursued include:**

- Rustic character- emphasizing use of building materials and architectural styles reflective of the historical Chatsworth community with an emphasis on evocative styles found in the late 19th and early 20th centuries Southern California settlements.
- Equestrian compatibility — ensuring compatibility with the equestrian-oriented portion of the Chatsworth community south of the 118 Freeway by providing lots which will be permitted for stabling horses, as well as providing new equestrian trails.
- Environmental compatibility— recognizing the desire to preserve the undeveloped hillsides and mountainous terrain, to the extent feasible for residential development. This land plan responds by using the natural terrain as much as possible, keeping the hillside area close to its original state and at the same time minimizing the amount of grading required.

*Figure 6: Computer Simulation of Property Looking East*

**Community Design Objectives**

These objectives were developed to provide a correlation of landscape, architecture and planning throughout the community.

**Objective 1:**
Create an overall community theme, vision, character and distinctive market identity facilitating a diversity of families within the community.

- Create a strong sense of place through the implementation of a comprehensive design approach.
- Build upon the distinctive "rustic character" of the surrounding area of Chatsworth.
- Create a strong and unique identity within the broader regional market.
- Emphasize open space and the natural landscape as an asset to the community framework.
- Preserve and utilize open space and equestrian trails as a means of structuring each neighborhood.

**Objective 2:**
Emphasize sustainable community building principles that are translated through the design process.

- Create a diversity of neighborhoods and home types that reflect the desired overall character.
- Emphasize linkages and connectivity.
- Neighborhood design will be responsive to environment and geographic location.
- Create neighborhood focal elements that promote social interaction.

**Objective 3**
The community design process will emphasize recreation and open space amenities.

- Create a diversity of open space and recreation types.
- Design a recreation center that promotes and encourages socialization.
- Understand the market and deliver a diversity of elements that will benefit the community.
- Create a hierarchy of open space (community, neighborhood, street).
- Emphasize trails and pathways.
- Optimize the natural beauty of the surrounding area in the open space design.

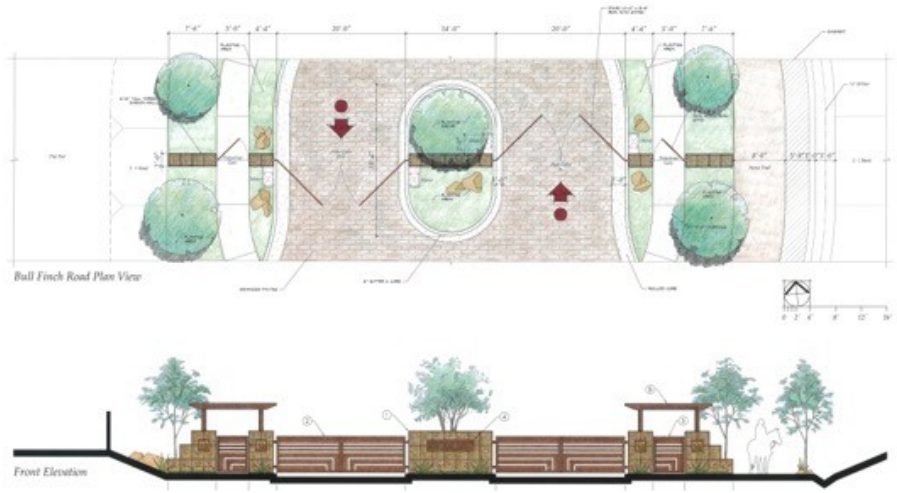



*Figure 7: Conceptual Neighborhood Entry*

**Perspectives**

The visual perspectives of the Deerlake Ranch community from both within and outside of the community.

- Public views into the community from offsite locations including Topanga Canyon Boulevard, Canoga Avenue and the adjacent Twin Lakes community.
- Views from within the community.
- Views of community elements along adjacent edges noticeable by the passing public, such as the entries at Topanga Canyon Boulevard and Canoga Avenue.
- Visual elements and design details located throughout the community.

Deerlake Ranch will incorporate community wide design elements and features reflective of a rustic or rural character. These features and elements will respond to both levels of visual perspective, as well as address specific design concerns expressed by nearby neighbors and those living further away from the property. This will be accomplished through the use of:

- Contour grading in selected areas to minimize the visual impact of transitional grading between natural landforms, the roadways and sites for housing.
- Single-loaded streets that visually connect to the site's open space attributes on both the front and rear sides of each home.
- Creative site planning techniques that minimize rows of closely identical home facades along highly visible edges, incorporating slopes, varying setbacks, landscape zones and landforms between homes, neighborhood enclaves, surrounding neighborhoods and streets that are designed to climb with the terrain.
- A community-wide landscape aesthetic that provides visual enhancement through significant perimeter and interior planting, providing filtered views of the community from the surrounding areas that reflect the subtle but definite seasonal changes of Southern California's climate.

*Figure 8: Conceptual Sketch - Horse Trail adjacent Canoga Gate and Neighborhood II*

A primary design intent for Deerlake Ranch is to present neighborhoods within a pleasant and natural looking landscaped environment when viewed from surrounding areas and from within. In response to this design intent, specific grading and site planning techniques and landscape elements will be incorporated within the community. The purpose of these features is to enhance the view of Deerlake Ranch from surrounding areas.

The following design elements will be part of the Deerlake Ranch community. These are intended to enhance views into Deerlake Ranch from the surrounding areas and to create a living environment of rustic yet refined character consistent with the natural landscape, as well as recalling the historical "California Ranch" theme from the nearby Chatsworth community.

Design elements will be incorporated by:

- Blending the homes, streets and community elements with the natural surroundings. This is accomplished through:
  - Color compatibility of architecture with the natural landscape.
  - Use of natural and pseudo-natural materials in architecture and streetscape elements.
  - Site planning and grading design to blend the built area into the natural areas, particularly along arterial streets.
  - Creating an interlace of the natural and introduced landscape so that it appears to be of one, albeit varying, fabric.
- Creating a predominant image of natural colors and rustic textures along with open space via:
  - Clustering of tree groves such as oaks and sycamores in addition to informal arrangements and the use of native grasses and shrubs scattered throughout the site.
  - Taller trees and shrub massing planted on the slopes between the residential neighborhoods or enclaves and within natural open spaces on slopes between the homes and adjacent to the edges of collector streets.
  - Establishing priority to landscape plantings.
  - Creating side-yard and street tree plantings at selected locations throughout neighborhoods to provide visible tree canopies that relieve the rooflines of homes while still permitting residents to take advantage of spectacular views afforded by nature.
  - Re-using natural stone found onsite throughout the project.

*Figure 9: Looking Down Devils Canyon South Towards 118 Freeway*

The following design parameters will be part of Deerlake Ranch in response to comments expressed by community representatives and to establish a more rustic character than is typically found in a production-housing neighborhood:

- View windows onto natural and active open spaces.
- Informal plantings of landscape elements along the community streets, slope banks and at selected locations within the neighborhoods.
- Blending of landscape elements and landform features at transitions from the natural to the manmade.
- Movement in three dimensions through landform and plant massings, use of curvilinear streets, and grading elevations in streets to, wherever possible, accommodate the natural terrain;
- Architectural features such as roofs, facades, design details consisting of natural and/or natural appearing materials and elements.
- Visual imagery along the community streets, including:
    - Informal slope plantings with taller canopy type trees for visual enclosure and seasonal color.
    - Natural appearing materials such as rustic fencing and/or stone and rock walls.
    - Meandering walks where appropriate and consistent with established public works standards.
    - Minimal but thematic street signs and street lighting.
    - Differing tree and shrub planting specifications within the neighborhoods to be established within Deerlake Ranch.

*Figure 10: Computer Simulation Looking North at Deerlake Ranch*

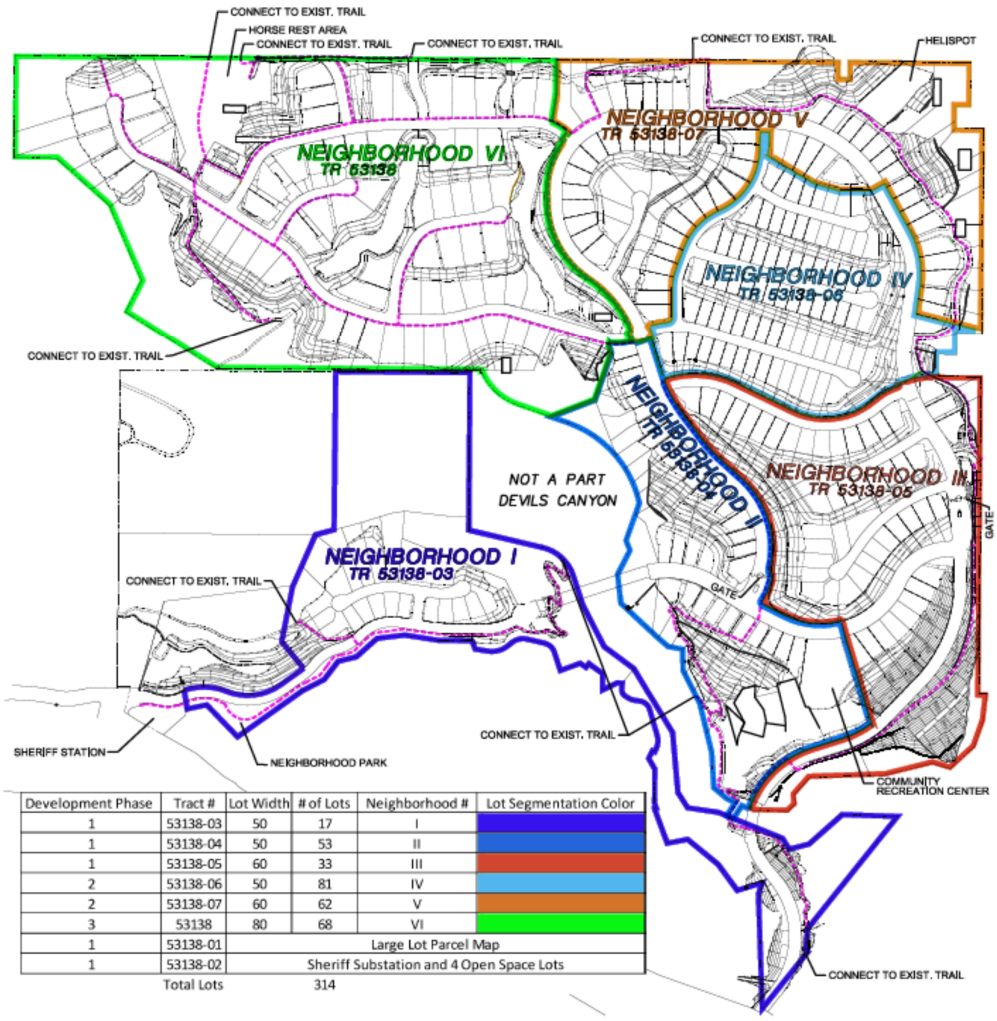
## Community Design

The design intent of Deerlake Ranch is to capture the natural landscape and the rustic character of the area and integrate it with a community living environment. Using open space and trail linkages as focal features, the community design was governed by the following guiding principles.

## Community and Neighborhood Organizing Principles

Preservation and enhancement of open space plays a key role in the design of Deerlake Ranch, contributing to the community theme and character. Individual neighborhoods defined by roadways and geographic elevation changes are linked via streets and designated trails.

A diversity of home types refines the fabric of the community. The defining elements of Deerlake Ranch neighborhoods are orientated for views and proximity to open space and trails. Neighborhoods are further defined by roadways and elevation separation. The following diagram delineates neighborhoods, defining edges and focal elements.




| Development Phase | Tract # | Lot Width | # of Lots | Neighborhood # | Lot Segmentation Color |
|---|---|---|---|---|---|
| 1 | 53138-03 | 50 | 17 | I | |
| 1 | 53138-04 | 50 | 53 | II | |
| 1 | 53138-05 | 60 | 33 | III | |
| 2 | 53138-06 | 50 | 81 | IV | |
| 2 | 53138-07 | 60 | 62 | V | |
| 3 | 53138 | 80 | 68 | VI | |
| 1 | 53138-01 | Large Lot Parcel Map | | | |
| 1 | 53138-02 | Sheriff Substation and 4 Open Space Lots | | | |
| | Total Lots | | 314 | | |

*Figure 11: Illustrative Community Plan*

**Community Level organizing elements:**

- Active open space
- Landscaped slopes throughout the community
- Streetscapes
- Designated trails and walkways

**Neighborhood Level organizing elements:**

- Streetscapes serve as the primary organizing elements
- Smaller neighborhood parks and open space

**Street Level organizing elements:**

- Residential streets with parkways
- Single and double-loaded streets
- Road patterns to a pedestrian scale
- Architectural elements are embraced
  - Architecture foreword
  - Diversity of home types and styles

The aesthetic advantages of single-loaded streets with houses fronting one side of the street are numerous, creating a country lane quality. Physically, the single-loaded street is compatible with natural features, creates less site grading, and generally parallels existing contours. Streets that parallel topography also offer better orientation to the views. The major physical feature of a single-loaded street is the elimination of the "entrenched" effect on double-loaded streets. Visually and aesthetically, the single-loaded street promotes pedestrian movement with fewer curb cuts, creates a softer, greener neighborhood with a more open feeling.

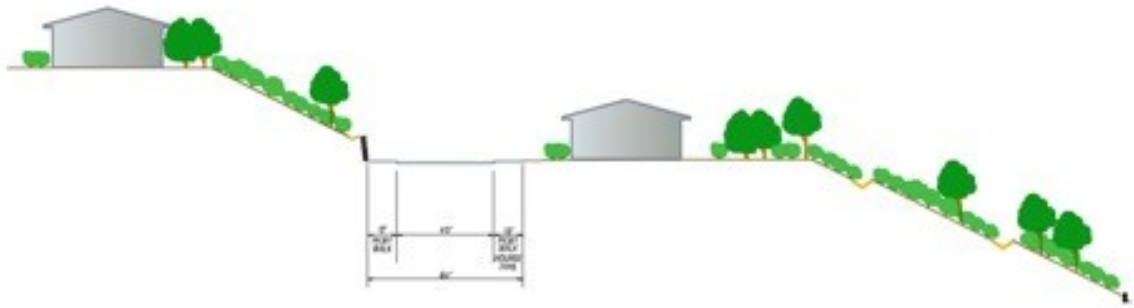


*Figure 12: Street Section- Connector Street in Neighborhood II*

**Landscape Design**

The landscape of Deerlake Ranch subtly blends the natural open space with the built community. The landscape elements will reflect the natural character of the community using native Southern California vegetation along with complementary California native plants. The modified landscape will remain appropriate to the natural landscape surrounding the property.

**Landscape Architecture Design Philosophy**

Deerlake Ranch is set in a transitional location between urban land uses and the natural setting of the Santa Susana Mountains. This setting will allow the community to remain surrounded in a predominantly rural, natural landscape. The overall landscape design philosophy of Deerlake Ranch is to reflect the surrounding open space, as well as provide an aesthetic linkage between each of the neighborhoods. California Sycamores and other California native plant species will define the landscape theme for Deerlake Ranch. The plantings should also be responsive to preserving view corridors.

Streetscenes should include informal planting patterns and encourage the sense of natural growth. Pedestrian and equestrian uses along the roadways diminish the dominance of vehicular use and elevate the recreational nature of the community. Where possible, separated sidewalks and landscaped equestrian paths provide safety for pedestrians and equestrians. The transition from roadside paths to the more rustic paths should feel natural. Slopes within the community will be softened with careful design and planted species that enhance the character of nearby hillsides. Residents should feel as if they belong in the environment. Hardscape features will be of materials that are appropriate to the rustic theme and integrate the built environment with the landscape.

*Figure 13: Canoga Looking West Up Devils Canyon, Twin Lakes Community to the South*

**Landscape Architecture Guiding Principles**

**Objective 1**
Landscape Architectural Design will create neighborhood identity, reinforce land use strategies, and detailed site design.

- Create a sense of place and identity for Deerlake Ranch through plant palette, design and organization.
- Provide Chatsworth with a community level recreation experience.
- Emphasize adjacent mountain, hillside, and long-range valley views.

**Objective 2**
- Landscape architecture design will emphasize the hierarchy and importance of community image and identity.
- Emphasize Chatsworth's historic rural character with informal planting design techniques.
- Emphasize plant size and density.
- Emphasize plant varieties and massing.
- Create open space focal tones on Devil Canyon and Brown's Canyon.
- Employ a variety of streetscape, parkway, and slope landscape treatments.
- Provide ornamental open space and parks.

**Objective 3**
Landscape architectural design will embrace the architectural design and theme.

- Utilize appropriate and contextual planting design influences of Los Angeles County.
- Use scale appropriate plant materials.
- Merge landscape design elements with architectural design elements and detailing.
- Employ residential scale "garden walls."
- Hardscape and paving as appropriate to each site.
- Vary monumentation, gateway and entry sequences to each neighborhood of Deerlake Ranch.

**Objective 4**
Landscape architecture design will respect and build upon the natural surroundings of the site.

- Emphasize native plant materials.
- Create sire view and vista opportunities to Santa Susana Mountains and Valley views.
- Provide trails to enhance community interaction with natural environments.

**Landscape Organizing Principles**

Each neighborhood within Deerlake Ranch is organized with open space serving as a focal orientation element. Within the community of Deerlake Ranch, the landscape framework will provide linkages between neighborhoods with reinforced theming.

Using the influence of the surrounding scenery, the landscape design will emphasize native plant materials and integrate the existing open space with the community landscape. In addition, the landscape design will adhere to the Los Angeles County Fire Department's Fuel Modification requirements. The landscape will blur the boundaries of the property and soften the edges of the man-made with the natural. Visually, the landscaping will frame off and on-site views, emphasizing the importance of the natural environment with the character of Deerlake Ranch.

*Figure 14: Preliminary Fuel Modification Plan*

**Neighborhood Landscape Components**

Within the individual neighborhoods a finer grain of open space applications are implemented to help reinforce neighborhood design and complement architecture. Major roadways, geographical separation and or naturally occurring open space help to define each distinctive neighborhood. Each of the neighborhoods contains one or more of the following components:

- Landscape Slopes
- Trails and Walkways
- Streetscapes
- Hardscape
- Walls and Fencing
- Street Lights and Fixtures

Landscape slopes are a dominant feature throughout Deerlake Ranch that help to define neighborhoods and their boundaries. The slope plantings will reinforce the community theme and neighborhood character. Manmade slope banks can be softened and integrated with the surrounding open space. The planting will be responsive to particular view corridors that will be preserved. A combination of native and non-native drought tolerant plant species will be utilized to set the character and theme of the community.

Trees - A variety of trees ranging in size will be chosen to strengthen the character of the community and be relative to the surrounding open space conditions. Chosen species will be native or naturalized to Southern California.

Shrubs and Ground Cover -To be informally grouped and complement the tree species selected.

*Figure 15: Illustrative Gateway of Canoga Avenue and Poema Place Bridges*

**Street Trees**

| | |
|---|---|
| Gleditsia triacanthos | Honey Locust |
| Koelreuteria paniculata | Goldenrain Tree |
| Lagerstromia indica | Crape Myrtle |
| Liquidamber rotundiloba | Sweet Gum |
| Magnolia species | Magnolia |
| Pistacia chinensis | Chinese Pistache |
| Plantanus racemosa | California sycamore |
| Pyrus species | Gallery pear |
| Quercus agrifolia | Coast Live Oak |
| Rhus lancea | African Sumac |
| Ulmus Parvifolia | Chinese Elm |
| Gleditsia triacanthos | Honey Locust |
| Liquidamber rotundiloba | Sweet Gum |

**Trees**

| | |
|---|---|
| Agonis flexuosa | Peppermint Tree |
| Arbutus unedo | Strawberry Tree |
| Arbutus 'Marina' | Strawberry Tree |
| Cercis occidentalis | Western Redbud |
| Citrus species | Citrus |
| Geijera parviflora | Australian Willow |
| Gleditsia triacanthos | Honey Locust |
| Heteromeles arbutifolia | Toyon |
| Jacaranda mimosifolia | Jacaranda |
| Juglans californica | Calif. Black Walnut |
| Koelreuteria paniculata | Goldenrain Tree |
| Lagerstromia indica | Crape Myrtle |
| Liquidamber rotundiloba | Sweet Gum |
| Magnolia species | Magnolia |
| Olea europea | Olive Tree |
| Pinus species | Pine |
| Pistacia chinensis | Chinese Pistache |
| Plantanus species | California sycamore |
| Prosopis glandulosa | Honey Mesquite |
| Prunus ilicifolia | Holly Leaf Cherry |
| Punica granatum | Pomegranate |
| Pyrus species | Ornamental Pear |
| Quercus agrifolia | Coast Live Oak |
| Rhus lancea | African Sumac |
| Sambucus Mexicana | Mexican Elderberry |
| Ulmus Parvifolia | Chinese Elm |
| Washington filifera | California Fan Palm |

**Shrubs**

| | |
|---|---|
| Agapanthus africanus | Lily of the Nile |
| Agave species | Agave |
| Aloe species | Aloe |
| Anisodontea hypomandarum | Cape Mallow |
| Arctostaphylos species | Manzanita |
| Artemesia species | Artemesia |
| Baccharis pilularis 'Pigeon Point' | Coyote Brush |
| Callistemon citrinus 'Little John' | Dwarf Bottle Brush |
| Ceanothus species | California Lilac |
| Coprosma kirkii | Creeping Coprosma |
| Dietes vegeta | Dietes |
| Echeveria species | Echiveria |
| Elymus 'Canyon Prince' | Wild Rye |
| Epilobium californicum | California Fuchsia |
| Escallonia species | Escallonia |
| Euonymus species | Euonymus |
| Helianthemum nummularium | Sunrose |
| Hemerocallis | Daylily |
| Lantana species | Lantana |
| Leuchophyllum frutescens | Texas Ranger |
| Limonium species | Sea Lavender |
| Lomandra 'Breeze' | Lomandra |
| Muhlenbergia rigens | Deergrass |
| Phlomis species | Jerusalem Sage |
| Pittosporum species | Mock Orange |
| Polygala dalmaisiana | Sweet Pea Shrub |
| Prunus caroliniana | Caroliana Cherry |
| Rhamnus species | Coffeeberry |
| Rhus species | Sugar Bush |
| Ribes species | Gooseberry |
| Rosa species | Rose |
| Salvia species | Sage |
| Santolina chamaecyparissus | Lavender Cotton |
| Strelitzia reginae | Bird of Paradise |
| Teucrium chamaedrys | Germander |
| Westringia species | Coast Rosemary |
| Yucca whipplei | Chaparral Yucca |

| | |
|---|---|
| Agapanthus africanus | Lily of the Nile |
| Arctostaphylos californica | Coastal Sagebush |
| Artemesia arborescens | Artemesia |
| Artemesia x Towis Castle' | Powis Castle Artemesia |
| Arriplex lentiformis | Saltbush |
| Baccharis species | Coyote Bush |
| Ceanothus spp. | Wild Lilac |
| Cercis occidental's | Western Rosebud |
| Cistus species | Rock Rose |
| Convolvulus mauritanicus | Ground Morning Glory |
| Coroneaster parneyi | Coroneaster |
| Dianella species | Flax Lily |
| Dietres spp. | Fortnight Lilly |
| Echium fastuosum | Pride of Madera |
| Escallonia e. `Fradesir | Escallonia |
| Elumus condensatus | Giant Wild Rye |
| Fremontrodendron mexicanum | Southern Flannel Bush |
| Hemerocallis — mixed colors | Daylily |
| Lavandula `Flidcote' | English Lavender |
| Lavandula multifida | Lavender |
| Muhlenbergia capillaris | Pink Muhly |
| Muhlenbergia rigens | Deer Grass |
| Myrtus communis | Myrtle |
| Opuntia engelmanii | Cactus Apple |
| Pennisetum setaceum 1Rubrum' | Purple Fountain Grass |
| Pittosprum tobira spp. | Pittosporum |
| Prunus caroliniana | Carolina Cherry |
| Rhainnus ilicifolia | Hollyleaf Redberry |
| Rhamnus species | Coffeeberry |
| Rhaphiolepsis spp. | Indian Hawthorn |
| Rhus inregrifolia | Lemonade Berry |
| Rosa 'Iceburg' | Iceburg Rose |
| Salvia apiana | California White Sage |
| Salvia greggii | Autumn Sage |
| Salvia leucophylla | Purple Sage |
| Sambucus mexicana | Elder Berry |
| Scabiosa caucasia | Perennial Pincushion Flower |
| Westringia fruticosa | Coast Rosemary |
| Xylosma congestrum | Shiny Xylosma |

**Groundcover**

| | |
|---|---|
| Fragaria chiloensis | Strawberry |
| Myoporum parvifolium | Myoporum |
| Sedum species | Sedum |
| Thymus species | Thyme |

**Seed Mix**

| | |
|---|---|
| Artemisia californica | Artemisia |
| Artiplex canescens | Saltbush |
| Brickellia californica | Brickle bush |
| Bromus carinatus | California brome |
| Encelia californica | Bush sunflower |
| Eriogonum fasciculatum | California buckwheat |
| Eriophyllum confertiflorum | Golden yarrow |
| Hazardia squarrosa | Sawtooth goldenbush |
| Hemizonia fasciculata | Fascicled tarplant |
| Lasthenia glabrata | Goldfields |
| Layia platyglossa | Tidy tips |
| Lotus scoparius | Deerweed |
| Lupinus succulentus | Arroyo lupine |
| Melica californica | California melicgrass |
| Nassella pulchra | Purple needlegrass |
| Phacelia campanularia | California bluebells |
| Poa secunda | Bluegrass |
| Salvia columbariae | Chia |
| Venegasia carpesioides | Canyon sunflower |
| Vulpia microstachys | Small fescue |

*Figure 16: Images of Deerlake Landscape Plant Species*

## Architectural Design

The Residential Architectural Design section represents the expectations for residential architecture. Residential architectural design is the key to reinforcing the sustainable, vibrant neighborhoods. This vision for Deerlake Ranch can only occur with a strong commitment by the home builders and design professionals creating architecture which is seamlessly incorporated into the community fabric.

As one of the most important elements in neighborhood design, the architecture of Deerlake Ranch is focused on an integrated design approach. Deerlake Ranch encourages design on a home by home basis as well as the neighborhood level. In keeping with the overall community theme, the homes will be of high quality and will contribute positively to the street scene and community character. Overall, the design concept is to blend the chosen traditional architectural styles with the environmental characteristics found in Deerlake Ranch.

The basic concepts found in these guidelines are flexible in their structure, but are intended to communicate the vision of design expectations. Proper application of design details within the stated objectives of these guidelines will facilitate the creation of a meaningful and well-designed community.

The following elements will be addressed in these guidelines:

- Architectural Styles
- Building Articulation

## Deerlake Ranch Residential Architectural Philosophy

The theme of the Deerlake Ranch residential architecture is based upon architectural styles that fit into the context of the site and the region. Deerlake Ranch homes are intended to age gracefully over time contributing to the sustainability and vitality of the neighborhoods. Architectural styles will be chosen for their traditional forms and timeless character reinforcing the charming and rustic character of the neighborhoods.

The architectural styles outlined in these guidelines shall be faithfully interpreted with authenticity. All architectural styles should be detailed with elements that skillfully represent the design. Homes should be designed with a single style in mind prior to the design process. Specific elements may include, but are not limited to, architecture closer to the streets, porches, recessed garages, covered terraces, enhanced elevations, and landscape.

**Residential Architecture Guiding Principles**

The following principles of architectural design are used as a basis for creating community in Deerlake Ranch. These principles touch on the important precepts that link community design, place making, and environmental responsiveness.

**Objective One:**
Residential Architectural Design will support the creation of overall Community Character.

- Emphasize the natural characteristics of the Chatsworth region.
  - Location
  - Topography
  - Color
  - Materials
  - Massing
  - Building Forms

- Create a sense of place through comprehensive residential architecture design.
- Connect overall fabric of community to Devil Canyon and Brown's Canyon.
- Emphasize relationships between neighborhoods.

**Objective Two:**
Residential Architectural Design will enhance and define the street scene.

- Allow for a variety of lot sizes and architectural styles within the overall Deerlake Ranch theme.
- Provide a variety of building setbacks and pad elevations to create an interesting street scene.
- Building should create space and define character areas.

**Objective Three:**
Residential Architectural Design will contribute to the creation of place on a human scale.

- Create hierarchy of building massing.
- Emphasize relationship to topographical influences of the Deerlake Ranch property.
- Emphasize varying architectural design styles compatible with ranching and equestrian traditions.

**Objective Four:**
Exterior colors to be relevant to the architectural styles and character of the community

- Accent, roof, and wall colors should emphasize the natural colors of the landscape.
- Encourage contextual colors with lower reflective qualities.

**Architectural Styles**

The architectural character of the Deerlake Ranch neighborhoods shall consist of complementary traditional styles. These styles have been selected for several reasons, including varying lot widths, availability of views, and desired amenities. Additionally, the chosen styles complement one another through overall scale, massing, proportions, details, and the ability to establish a charming architectural backdrop, which shall age gracefully over time. Materials and colors of these home styles shall complement the overall landscape design of the neighborhoods.

The following description of architectural styles is intended to provide a menu of choices. Each builder and their architect will be free to choose which styles to employ in the design of the residences within each neighborhood. Other styles may be employed so long as they reinforce and support the overall architectural theme established at Deerlake Ranch. With the exception of windows, high-gloss exterior materials should be avoided.

**Acceptable Architectural Styles**

- California Ranch
- New West (California Ranch + Midcentury Modern)
- American Heritage
- Farmhouse
- French County
- Traditional
- Andalusian
- Cottage
- Tuscan
- Craftsman
- Monterey
- Spanish Colonial

**California Ranch**

**History and Character**

Early ranchers developed the first Ranch Style home in response to their lifestyle, available materials and environmental considerations. The strong indoor/ outdoor relationship incorporates sliding glass doors, picture windows, and patios secluded in a rear yard. These homes were influenced from Colonial, Spanish Colonial, Stick, Monterey, and Spanish Eclectic architectures, however, the detailing of these styles were simplified when adapted to rural Ranch style.

**General Attributes:**

***Massing***

- Simple rectilinear forms, horizontal massing and humble scale

***Roofs***

- Gabled dormers
- Long horizontal gable roofs of 3:12 to 4:12 pitch & 24" minimum overhangs
- Deep overhangs typical
- Sloped roof
- Metal roof
- Composition shingle roofing

***Windows and Doors***

- Plank shutters
- French doors
- Window frames

***Details and Ornamentation***

- Cladding materials of stucco, board and flatten, and horizontal wood siding
- Porches along front and rear facades typically with a 3:12 roof breaking into the main roof plane
- Decorative shutters at the windows with wood trim surrounds
- Simple column and railing detailing at porches
- Minimum 6" x 6" post sizes for single wood columns

*Figure 17: New West*

*Figure 18: American Heritage*

*Figure 19:Farmhouse*

*Figure 20: California Ranch*

**Cottage**

**History and Character**

The Cottage Style is derived from early twentieth century American interpretations of English architecture. The source for design comes from medieval English and French cottages, as well as country estates of Brittany and Normandy, larger manor homes, and rural village vernacular houses. The Cottage Style captures a romantic and picturesque architecture. American interpretations include houses with simple volumes most often with front facing gables that have steeply pitched roofs.

**General Attributes:**

***Massing***

- Asymmetrical combinations of steeply pitched roof forms, predominantly gables
- Asymmetrical placement of windows and doors
- Steep pitched gable forms descending from two story to one story heights

***Roof***

- Steep pitched roofs from 8:12 to 12:12
- Slate or flat tile
- Flared roof slope is common, but not required

***Windows and Doors***

- Vertically proportioned inset windows
- Grouping of vertically proportioned windows at key areas on elevation
- Plank or panel shutters, proportionate to window openings

Details and Ornamentation

- Tight finely scaled rake at gable ends, usually wood
- Wood siding at gable ends common on some interpretations of this style
- Soft or full arches at focal areas of elevation

*Figure 21: Cottage*

*Figure 22: French Country*

*Figure 23: Traditional*

## Craftsman

### History and Character

The Craftsman Style home evolved from the late 19th century American Arts and Crafts movement which rejected the mass production and mediocre design associated with the industrial revolution in favor of the beauty and "honesty" of traditional hand craftsmanship and natural materials. The style was adapted for countless small houses and bungalows. The Craftsman house was at one with its setting with the gardens and loggias treated as planned extensions of the architecture. Hand-polished woods with built-in features crafted of fine materials made each house a giant sculpture, with each detail part of the whole. Broad open porches, low sloping roofs with deep overhangs, multiple gables, asymmetrical compositions, expressive trim, rafters, and porches characterize the Craftsman Style.

### General Attributes:

***Massing***

- Asymmetrical massing anchored by horizontally proportioned raised front porch
- Front porch is main element of elevation composition
- Gable and shed roof forms
- Bottom of main porch beams should be no greater than 7' to 8' above porch finish floor
- Porch columns are stoutly proportioned and well detailed

***Roofs***

- Pitches vary from 3 1/2:12 to 8:12
- Split pitch roofs are common, with lower pitch over tool of porch
- Flat concrete tile roof
- Broad overhangs at rake and eave, with exposed rafter tails
- Outlookers and braces typical at gable ends of roofs

***Windows find Doors***

- Wood trimmed doors and windows
- Windows are vertically proportioned and may be ganged in the horizontal groupings
- Divided hues in all or top proportioned and well derailed

***Details and Ornamentation***

- Well detailed porch columns of stone, brick, wood, or piaster
- Wood braces or outlookers at gable ends
- Gable ends vents are integral to design of gable elevation

**Monterey**

**History and Character**

Monterey Style is a combination of Spanish Colonial construction methods with the basic two-story New England Colonial house. Architects in the 1920's began to reintroduce the style and modify the elements to suit the period preferences. The signature cantilevered balcony on the front of the house may be a prelude to the porch that often surrounds or defines a private courtyard in the back of the house. The original houses used adobe wall construction. Detailing on the porches and the cornice are extremely simple. Rafters are often exposed, gable or hipped roofs are used, chimneys often anchor one end of the house and flat paneled doors are used both on the ground floor and on the balcony in addition to a more solid entry door.

**General Attributes:**

***Massing***

- Typically front to back gable roof form with second floor cantilevered and roofed balcony over front door
- Secondary opposing roof form of one or two stories

***Roofs***

- Low pitch roof of 3 1/2:12 or 4:12
- Flat concrete or "S" or barrel rile roof
- Exposed rafter tail at eave with 18" to 24" overhang
- Tight fascia at gable end or shed rake

***Windows and Doors***

- Either deeply recessed or trimmed in wood
- Louvered or panel shutters typical, proportionate to window width
- Vertically proportioned windows with divided lite patterns
- Enhanced front door surround of wood or precast concrete around recessed from door

***Details and Ornamentation***

- Contrasting materials of slumpstone, brick, or wood siding are common
- Balcony railing of spaced wood or wrought iron pickets, well detailed
- Well-proportioned post to beam corbels or cap trim at balcony

*Figure 24: Monterey*

*Figure 25: Spanish Colonial*

## Spanish Colonial

### History and Character

Spanish inspired homes began appearing in the early part of the twentieth century in the form of the Mission style, reflecting a loose adaptation of features often found in detailing from Moorish influences and other various styles. Spanish Colonial Style is unified by the order of arches, courtyards, strong form and mass, plain wall surfaces, and tile roofs, all derived from Mediterranean architectural styles. It is most often characterized by an informal plan arrangement and massing. This informality reflects the natural composition of the farmhouses and small stares of Spain, which were nor symmetrically composed.

### General Attributes:

***Massing***

- Simple flip and gable shed roof form
- Formal focus of elevation to enhanced front door surround
- Usually 2 story main house form, supported by one or two story wings forming a courtyard

***Roofs***

- Low pitched roofs of 3:12 to 4:12
- Exposed rafter tails or continuous corbel at eave
- Clay or concrete barrel tile

***Windows and Doors***

- Deep recessed windows and doors of vertical proportions
- Front door may have enhanced precast concrete or plaster surround with balcony above
- Shutters are not typical to style

***Details and Ornamentation***

- Ornate wrought iron balconies, window grills, awning braces, and light fixtures.

## Andalusian

### History and Character

Andalusian style is the country adaptation of the southern region of Spain. These homes were built by the custodians of large vineyards. Andalusia has long been a gateway for Spanish nobility, but it remains native land to families who have cultivated the area for generations. As a result, rustic homes and graceful villas are interspersed throughout this charming area.

Andalusian style is organic in nature, reflecting the region's agrarian roots. Warmth is expressed through widespread use of natural materials such as wood, brick, and stone. Rich textures in the wall treatments enhance this glow. The Andalusian houses have been added onto over the centuries so most of them have terra cotta tiled roof lines of varying heights and go in diverse directions. Iron work, shutters, and balconies accenting vine covered walls also express Andalusian style. Look for mottled, uneven colors and old-world time-worn finishes in warm golden tones.

### General Attributes:

***Massing***

- Simple gabled and hipped roofs
- Asymmetrical fenestration patterns
- Vertical forms mixed with horizontal
- Occasional use of arched opening
- Simple balconies with wrought iron railings or solid half walls

***Roofs***

- Shallow pitched roofs of 3:12 to 4:12
- Concrete or Terra Cotta barrel tiles
- Shaped timber tails at eaves or molded plaster
- Tight fascia at gable end or shed rake

***Windows & Doors***

- Deep set (8" minimum) windows on front elevation
- Narrow and tall with muntins (grids)
- Shutters

***Details & Ornamentation***

- Earth tones
- Brown or beige window frames
- Vibrant accents
- Heavy use of stone & plaster
- Terra Cotta Roofs

*Figure 26: Andalusian*

*Figure 27: Tuscan*

## Tuscan

### History and Character

Tuscan architecture recreates the Italian hill town experience. Villas, built on ridge lines high above the sea, meandering seamlessly between indoors and outside. Fully integrated designs, inspired by authentic historic forms, create compositions that emphasize home as a retreat and sanctuary. The careful orchestration of details conveys simple elegance. Earthen tones and texture define Tuscan architecture. Wood, stone, and brick combined to create a warm palette that responds to natural light. Tuscan architecture presents an image of simple grandeur. Vast stones and noble square forms; deep, heavy, projecting cornices, varied terracotta tile roofs, narrow arches, bright stucco; all combine to create structures that neither time nor weather could destroy.

### General Attributes:

***Massing***

- Simple gabled and hipped roofs
- Asymmetrical fenestration patterns
- Vertical forms mixed with horizontal
- Occasional use of arched opening
- Simple balconies with wrought iron railings or solid half walls

***Roofs***

- Shallow pitched roofs of 3:12 to 4:12
- Concrete or Terra Cotta barrel tiles
- Shaped timber tails at eaves.
- Tight fascia at gable end or shed rake

***Windows & Doors***

- Deep set (8" minimum) windows on front elevation
- Narrow and tall with muntins (grids)
- Shutters
- Awning shutters

***Details & Ornamentation***

- Earth tones
- Brown or beige window frames
- Vibrant accents
- Heavy use of stone & plaster
- Terra Cotta Roofs

## Building Articulation

### Intent

The Building Articulation section of the document is intended to provide suggestions for creating neighborhoods and street scenes that have a variety of building forms.

Exterior massing of the home should reflect the general uses inside and organized to create a positive street environment.

### *Objectives*

- Incorporate single story elements in two story buildings.
- Design with sensitivity to corner lot conditions.
- Minimize visual impact of garages.
- Vary setbacks at porches, living, and garage areas.
- Avoid two story dominance on street scenes and sidewalks and open spaces.
- Give attention to composition of building mass.
- Use appropriate transition of scale.

### *General Elements*

The general elements of building articulation include:

- Front Massing and Entry Scale
- Garage Placement
- Roof Form
- Architectural Projections

**Front Massing and Entry Scale**

**Intent**

The front and to a lesser extent the rear elevations of the home are important elements in creating quality neighborhoods at Deerlake Ranch. Special attention will be placed on these elevations and how they address the public realm.

**Criteria**

- Building massing should be appropriate to architectural style.
- Building derails such as doors and windows should be in proportion to the overall building massing.
- All homes should have at least two planes (not counting the garage) of variation in front elevation massing.
- Elevations should have single story element at front door or if using a two story massing, recess the front door.
- Porches and loggias are encouraged to be 6' minimum in depth.
- Massing elements projecting a minimum of 4' are encouraged to avoid elevations that appear to have "pasted on" elements.
- Building form is encouraged to reflect the interior uses of the home.
- Front elevations with a single story element for two story homes are encouraged.
- "Recessed" two story elements are encouraged.

**Garage Placement**

**Intent**

The location, configuration and orientation of the garage on a lot are important design elements, both for the composition of the dwelling and its contribution to the streetscape.

De-emphasizing the garage is an important community design element. The goal is to emphasize the living areas of the home as they address the street.

Placing living areas forward encourages 'eyes on the street' for neighborhood safety and security while establishing neighborhood orientation to the pedestrian as opposed to the automobile.

For front loaded homes which include large lots, medium lots, and small lots SFD, the following alternative garage combinations are encouraged:

- Shallow-Recessed Garage
- Mid-Recessed Garage
- Deep-Recessed Garage with Porte Cohere
- Offset Garage
- Split Garage
- Garage with Casita
- Tandem Garage
- Swing-in Garage
- Corner Lot Garage

**Criteria.**

- Garage door patterns along a streetscape are encouraged to vary from each elevation type and reinforce the architectural theme of the dwelling.
- A minimum of 2' offset is encouraged where garages are adjacent on common property lines.
- Offset street-facing garage or swing-in garage configuration is encouraged for 55-foot width or greater lots with 3-car garages.
- Garage door recess is encouraged to be a minimum of 12".

Examples of garage orientation types:

**Shallow Recessed Garage**
Set the garage back a minimum of 5'-8' from the adjacent living space facade of the house (excluding porches). This setback strives to reduce the overall visual mass of the garage.

**Mid-Recess Garage**
Set the garage back at the mid-point of the home to allow maximum living space forward while the garage remains attached to the house.

**Deep Recessed Garage with Porte-Cochere**
Set the garage back to the rear of the lot. This setback achieves more usable living space toward the street and creates additional usable side yard outdoor space.

**Offset Garage**
This garage layout breaks up the massing of the three car garage by off-setting a one car garage from an adjacent two car garage.

**Split Garage**
This treatment de-emphasizes the garage by reducing the width of the garage face elevation when a three car garage is desirable. Typically, a one and a two car garage are split to provide a variation in the appearance, articulation and flexibility of the home.

**Garage with Casita**
This garage configuration is offset from a casita which defines the front of the home.

**Tandem Garage**
This garage layout de-emphasizes the third garage by concealing it behind a standard two car garage condition. This garage configuration can be shallow, mid-recessed or deep recessed garage design. Tandem garage may be an option in some large lot homes.

**Swing-in Garage**
The swing-in garage may be used on a lot with a minimum width of 50'. A Minimum of 28' back up space is required. The elevation facing the street shall have an architectural derail such as a window, reveal or pop-out.

**Corner Lot Garage**
Corner lot garages may be addressed two ways. Plans may not be designed for corner orientation or interior lot plans may be adjusted to address corner conditions. The purpose of either solution should be to create substantial street scene variation while the architecture wraps the exterior lot frontage.

**Development Standards and Implementation**

This section defines the proposed design character and standards for the development of the Deerlake Ranch community, with provisions for certain administrative flexibility to reflect the needs and demands of future home buyers. Such administrative flexibility will be vested with the County's Director of Planning, consistent with the entitlement conditions of approval as granted by the Regional Planning Commission.

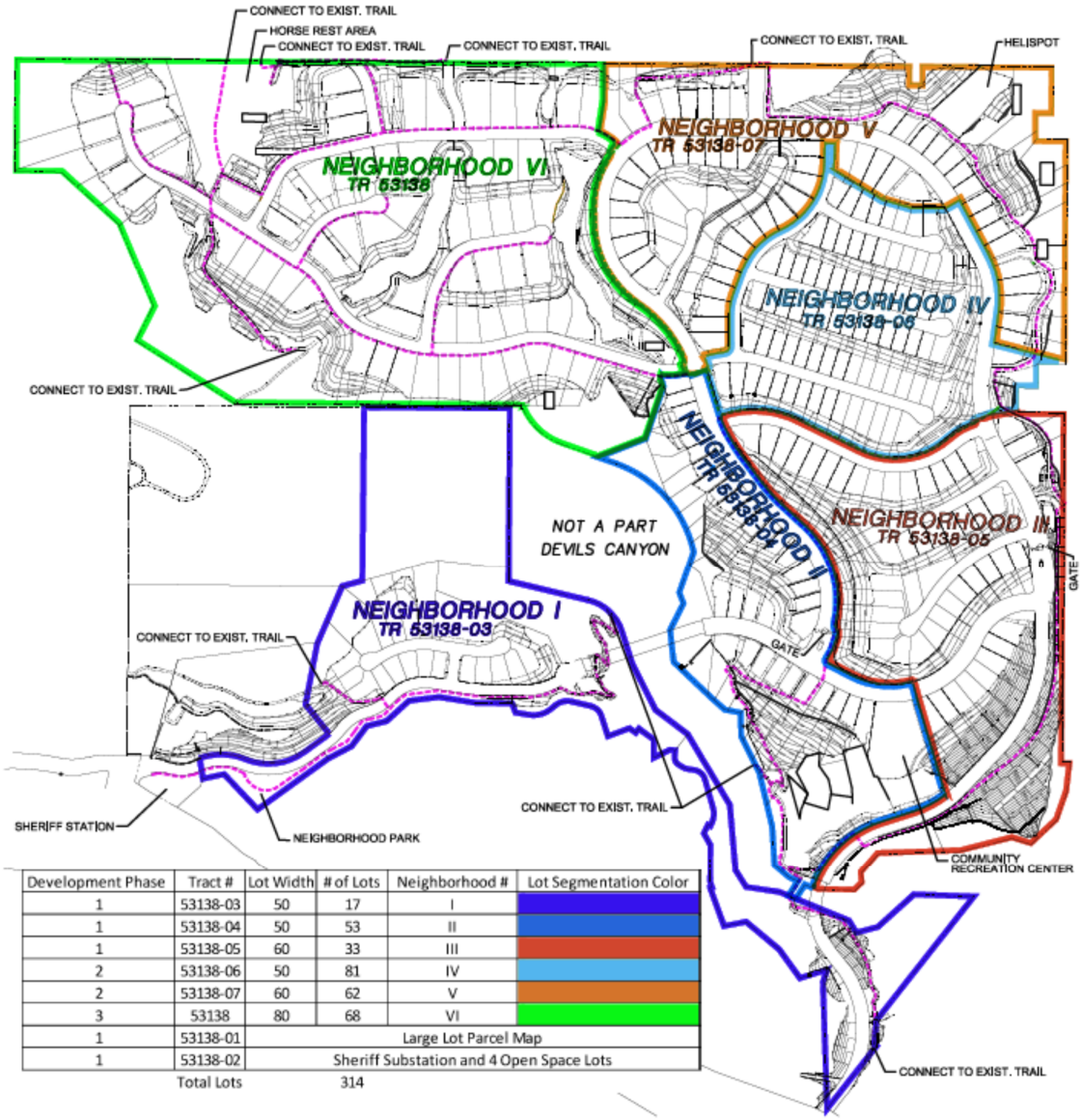
In addition, the design character and standards shown herein will be the basis by which the Director of Planning will administratively approve specific development site plans prior to issuance of building permits.

**Criteria for Administrative Review and Approval**

- Alternate street sections may be used including the use of meandering sidewalks and multiuse trails.

- Consistent with community character the specifications for and placement of street trees and street lights are to be varied provided that they do not adversely impact public safety.

- Proposed building setback criteria shown in this document may be varied provided that no setbacks be less than a minimum required by the County Zoning Code.




| Development Phase | Tract # | Lot Width | # of Lots | Neighborhood # | Lot Segmentation Color |
|---|---|---|---|---|---|
| 1 | 53138-03 | 50 | 17 | I | |
| 1 | 53138-04 | 50 | 53 | II | |
| 1 | 53138-05 | 60 | 33 | III | |
| 2 | 53138-06 | 50 | 81 | IV | |
| 2 | 53138-07 | 60 | 62 | V | |
| 3 | 53138 | 80 | 68 | VI | |
| 1 | 53138-01 | Large Lot Parcel Map | | | |
| 1 | 53138-02 | Sheriff Substation and 4 Open Space Lots | | | |
| | Total Lots | | 314 | | |

*Figure 28: Neighborhood I Illustrative Plan*

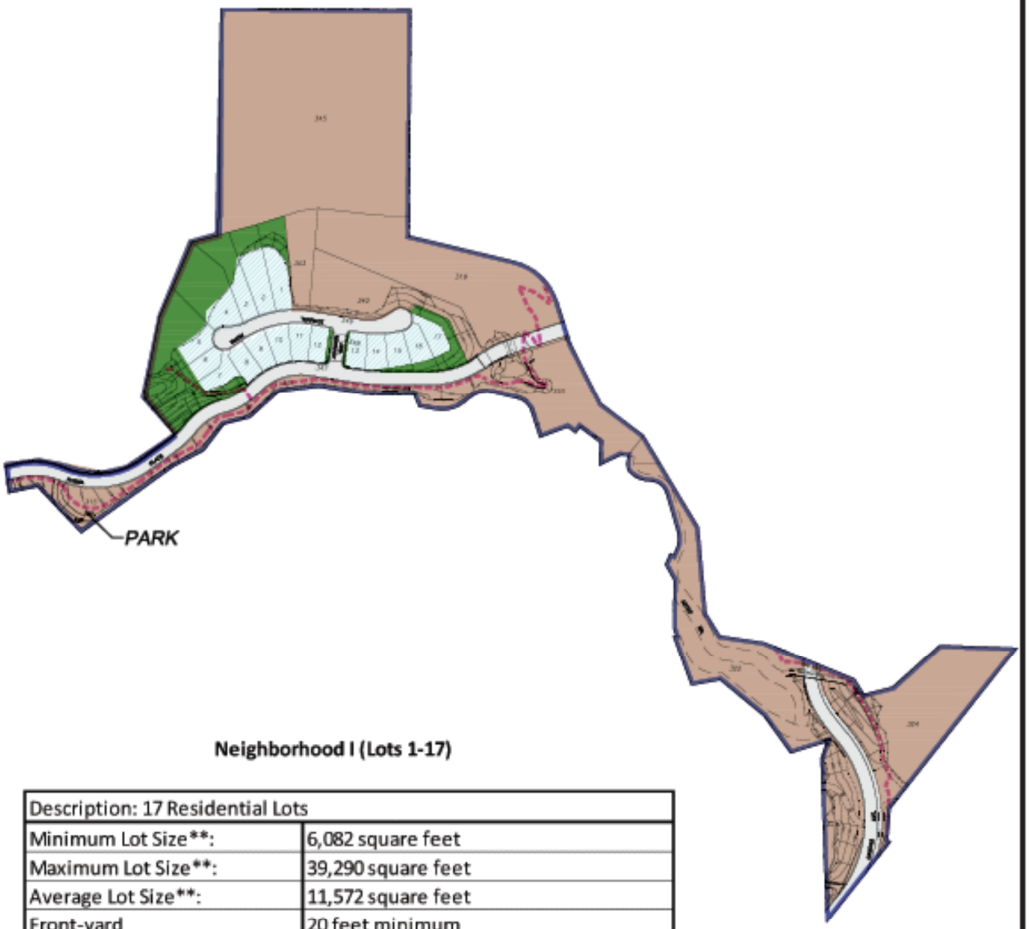
## Neighborhood Development Standards

| Neighborhood I (Lots 1-17)<br><br>Description: 17 Residential Estate Lots | | Neighborhood II (Lots 18-31 and 85-103)<br><br>Description: 33 Residential Executive Lots | |
|---|---|---|---|
| Minimum Permitted Lot Size: 5,000 square feet* | | Minimum Permitted Lot Size: 5,000 square feet* | |
| Minimum Lot Size**: | 6,082 square feet | Minimum Lot Size**: | 6,030 square feet |
| Maximum Lot Size**: | 39,290 square feet | Maximum Lot Size**: | 33,445 square feet |
| Average Lot Size**: | 11,575 square feet | Average Lot Size**: | 14,888 square feet |
| Anticipated Home Size: | 2,500-3,800 square feet | Anticipated Home Size | 2,500-3,800 square feet |
| Front-yard: | 14 feet minimum | Front-yard | 14 feet minimum |
| Side yard: | 5 feet minimum | Side yard | 5 feet minimum |
| Rear yard: | 15 feet minimum | Rear yard | 15 feet minimum |
| Maximum Building Height: | 35 feet | Maximum Building Height: | 35 feet |
| Parking: | Minimum 2-car garage | Parking: | Minimum 2-car garage |
| Neighborhood III (Lots 32-84)<br><br>Description: 53 Residential Lots | | Neighborhood IV (Lots 104-183 and 189)<br><br>Description: 81 Residential Lots | |
| Minimum Permitted Lot Size: 5,000 square feet* | | Minimum Permitted Lot Size: 5,000 square feet* | |
| Minimum Lot Size**: | 6,030 square feet | Minimum Lot Size**: | 6,017 square feet |
| Maximum Lot Size**: | 34,251 square feet | Maximum Lot Size**: | 29,635 square feet |
| Average Lot Size**: | 14,798 square feet | Average Lot Size**: | 8,001 square feet |
| Anticipated Home Size: | 2,500- 3,800 square feet | Anticipated Home Size | 2,500 - 3,800 square feet |
| Front-yard: | 14 feet minimum | Front-yard | 14 feet minimum |
| Side yard: | 5 feet minimum | Side yard | 5 feet minimum |
| Rear yard: | 15 feet minimum | Rear yard | 15 feet minimum |
| Maximum Building Height: | 35 feet | Maximum Building Height: | 35 feet |
| Parking: | Minimum 2-car garage | Parking: | Minimum 2-car garage |
| Neighborhood V (Lots 184-188, 190-219)<br><br>Description: 62 Residential Executive Lots | | Neighborhood VI (Lots 103-218, 287-313)<br><br>Description: 68 Residential Estate Lots | |
| Minimum Permitted Lot Size: 5,000 square feet* | | Minimum Permitted Lot Size: 5,000 square feet* | |
| Minimum Lot Size**: | 7,659 square feet | Minimum Lot Size**: | 5,811 square feet |
| Maximum Lot Size**: | 54,248 square feet | Maximum Lot Size**: | 39,290 square feet |
| Average Lot Size**: | 18,746 square feet | Average Lot Size**: | 11,572 square feet |
| Anticipated Home Size | 3,000-4,600 square feet | Anticipated Home Size: | 3,000 -5,000 square feet |
| Front-yard | 14 feet minimum | Front-yard: | 14 feet minimum |
| Side yard | 5 feet minimum | Side yard: | 5 feet minimum |
| Rear yard | 15 feet minimum | Rear yard: | 15 feet minimum |
| Maximum Building Height: | 35 feet | Maximum Building Height: | 35 feet |
| Parking: | Minimum 2-car garage | Parking: | Minimum 2-car garage |

The following describes the development standards that apply to each neighborhood. These standards will be followed to maintain the desired character of each neighborhood

*Minimum permitted lot size is 5,000 square feet. Conditional Use Permit 99-239 authorized a density-controlled development which allows the area of the proposed lots to be averaged to collectively conform to the minimum lot area required by the zoning**as depicted on the amendment map. Final lot sizes will be designed to be in substantial conformance.

# TRACT 53138 - NEIGHBORHOOD I



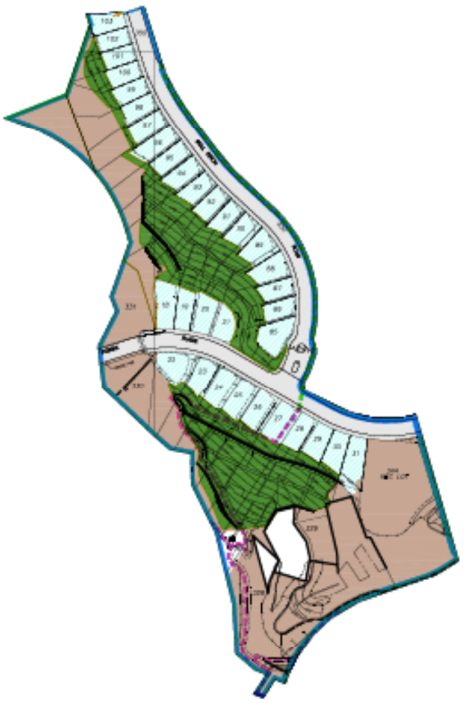

**Neighborhood I (Lots 1-17)**

| Description: 17 Residential Lots | |
|---|---|
| Minimum Lot Size**: | 6,082 square feet |
| Maximum Lot Size**: | 39,290 square feet |
| Average Lot Size**: | 11,572 square feet |
| Front-yard | 20 feet minimum |
| Side yard | 5 feet minimum |
| Rear yard | 15 feet minimum |
| Maximum Building Height: | 35 feet |
| Parking: | Minimum 2-car garage |

*Conditional Use Permit 99-239 authorized a density-controlled development which allows the area of the proposed lots to be averaged to collectively conform to the minimum lot area required by the zoning.

**As depicted on the amendment map. Final lot sizes will be designed to be in substantial conformance.

# TRACT 53138 - NEIGHBORHOOD II



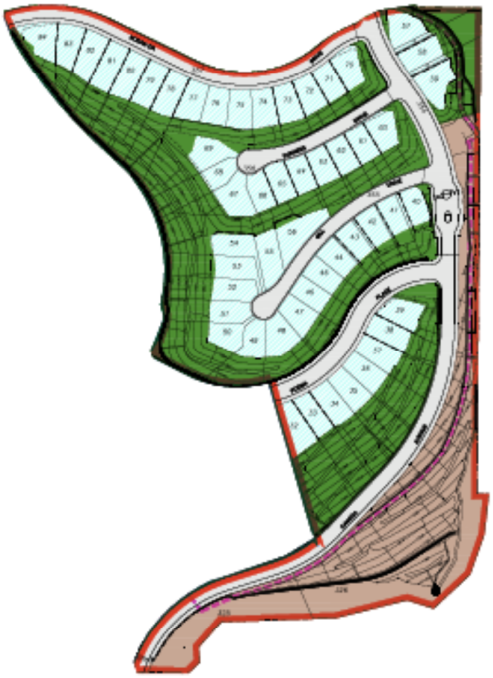
**Neighborhood II (Lots 18-31 and 85-103)**

| Description: 33 Residential Lots | |
|---|---|
| Minimum Lot Size**: | 6,030 square feet |
| Maximum Lot Size**: | 33,445 square feet |
| Average Lot Size**: | 14,888 square feet |
| Front-yard | 20 feet minimum |
| Side yard | 5 feet minimum |
| Rear yard | 15 feet minimum |
| Maximum Building Height: | 35 feet |
| Parking: | Minimum 2-car garage |

* Conditional Use Permit 99-239 authorized a density-controlled development which allows the area of the proposed lots to be averaged to collectively conform to the minimum lot area required by the zoning.

**As depicted on the amendment map. Final lot sizes will be designed to be in substantial conformance.

# TRACT 53138 - NEIGHBORHOOD III



**Neighborhood III (Lots 32-84)**

| Description: 53 Residential Lots | |
|---|---|
| Minimum Lot Size**: | 6,030 square feet |
| Maximum Lot Size**: | 34,251 square feet |
| Average Lot Size**: | 14,798 square feet |
| Front-yard | 20 feet minimum |
| Side yard | 5 feet minimum |
| Rear yard | 15 feet minimum |
| Maximum Building Height: | 35 feet |
| Parking: | Minimum 2-car garage |

* Conditional Use Permit 99-239 authorized a density-controlled development which allows the area of the proposed lots to be averaged to collectively conform to the minimum lot area required by the zoning.

**As depicted on the amendment map. Final lot sizes will be designed to be in substantial conformance.

# TRACT 53138 - NEIGHBORHOOD IV

**Neighborhood IV (Lots 104-183 and 189)**

| Description: 81 Residential Lots | |
|---|---|
| Minimum Lot Size**: | 6,017 square feet |
| Maximum Lot Size**: | 29,635 square feet |
| Average Lot Size**: | 8,001 square feet |
| Front-yard | 20 feet minimum |
| Side yard | 5 feet minimum |
| Rear yard | 15 feet minimum |
| Maximum Building Height: | 35 feet |
| Parking: | Minimum 2-car garage |

*Conditional Use Permit 99-239 authorized a density-controlled development which allows the area of the proposed lots to be averaged to collectively conform to the minimum lot area required by the zoning.

**As depicted on the amendment map. Final lot sizes will be designed to be in substantial conformance.

# TRACT 53138 - NEIGHBORHOOD V

**Neighborhood V (Lots 184-188, 190-219 and 288-314)**

| | |
|---|---|
| Description: 62 Residential Lots | |
| Several lots can accommodate horse keeping | |
| Minimum Lot Size**: | 7,659 square feet |
| Maximum Lot Size**: | 54,248 square feet |
| Average Lot Size**: | 18,746 square feet |
| Front-yard | 20 feet minimum |
| Side yard | 5 feet minimum |
| Rear yard | 15 feet minimum |
| Maximum Building Height: | 35 feet |
| Parking: | Minimum 2-car garage |

*Conditional Use Permit 99-239 authorized a density-controlled development which allows the area of the proposed lots to be averaged to collectively conform to the minimum lot area required by the zoning.

**As depicted on the amendment map. Final lot sizes will be designed to be in substantial conformance.

# TRACT 53138 - NEIGHBORHOOD VI

**Neighborhood VI (Lots 220-287)**

| Description: 68 Residential Estate Horse Keeping Lots | |
|---|---|
| Minimum Lot Size**: | 15,003 square feet |
| Maximum Lot Size**: | 96,169 square feet |
| Average Lot Size**: | 14,948 square feet |
| Front-yard | 20 feet minimum |
| Side yard | 5 feet minimum |
| Rear yard | 15 feet minimum |
| Maximum Building Height: | 35 feet |
| Parking: | Minimum 2-car garage |

*Conditional Use Permit 99-239 authorized a desity-controlled development which allows the area of the proposed lots to be averaged to collectively conform to the minimum lot area required by the zoning.

**As depicted on the amendment map. Final lot sizes will be designed to be in substantial conformance.

Concurrent with the review of the Deerlake Ranch community, surrounding properties were identified for inclusion in a potential Brown's-Devil Canyon County Regional Open Space Park. Designated by the Santa Monica Mountain Conservancy (SMMC), the regional park creates an accessible and scenic natural preserve in the Santa Susana Mountains. Accordingly, the design of Deerlake Ranch provides opportunities for access to the surrounding open space via equestrian and pedestrian trails that surround and bisect the community. The design also specified the dedication of an approximately 159-acre parcel located north of the property and an additional 40-acres of land located in Devil Canyon as identified in Figure 48. The Deerlake Ranch Community also helped the Mountains Recreation Conservation Authority acquire a 14-acre nature park adjacent to Deerlake Ranch along the easterly edge of Canoga. Avenue and just north of the Ronald Reagan Freeway (SR-118). Deerlake Ranch is also part of the Santa Susana Mountains Regional Trail Master Plan connecting the project trails to miles of outdoor recreation.

*Figure 29: Equestrian Rest Area Concept Imagery*

Significant trail improvements are to be located within, and immediately adjacent to, the Deerlake Ranch neighborhoods. These trails will have fencing, where appropriate, and will be open to public use by equestrians and hikers. Trail improvements will include:

- Approximately 4.31 miles of decomposed granite multiuse trails connecting to existing regional trails outside of the development area.
- Connections to the existing regional trail network.

*Figure 30: Equestrian Crossings*

Four designated open space areas will be improved and maintained for various community uses.

- Equestrian Rest Area - Located in Neighborhood VI, this facility will be suitable for use by equestrians.
- Canoga Avenue Entry Park - A 14-acre nature park in Neighborhood III near the entrance of the community from Canoga Avenue.
- Recreation Center taking advantage of the unique geographical features of the site by overlooking the San Fernando Valley.

- Topanga Canyon Road Entry Park - This neighborhood park is located at the main entrance to the community from Topanga Canyon Road in Neighborhood I and will feature shade structure, seating and several fruit bearing trees.

*Figure 31: Topanga Entry Park / Illustrative Plan*

Physical design is critical to creating a quality community but only part of the totality that establishes the character of a neighborhood or, in this case, series of neighborhoods. Amenities and benefits are important in ensuring that this planned community enhances the existing community.

**Deerlake Ranch Recreation Center**

A 1.95 acre recreation center is proposed within the southerly portion of the project. Located within Neighborhood II, it will serve the entire Deerlake Ranch community. The facility will include amenities such as a swimming pool, spa, recreation room, meeting room, restroom, shade structures, barbeques, firepit, children's activity and discovery area and landscaped areas. A parking lot will also be provided.

*Figure 32: Conceptual Recreation Center Layout Illustration*

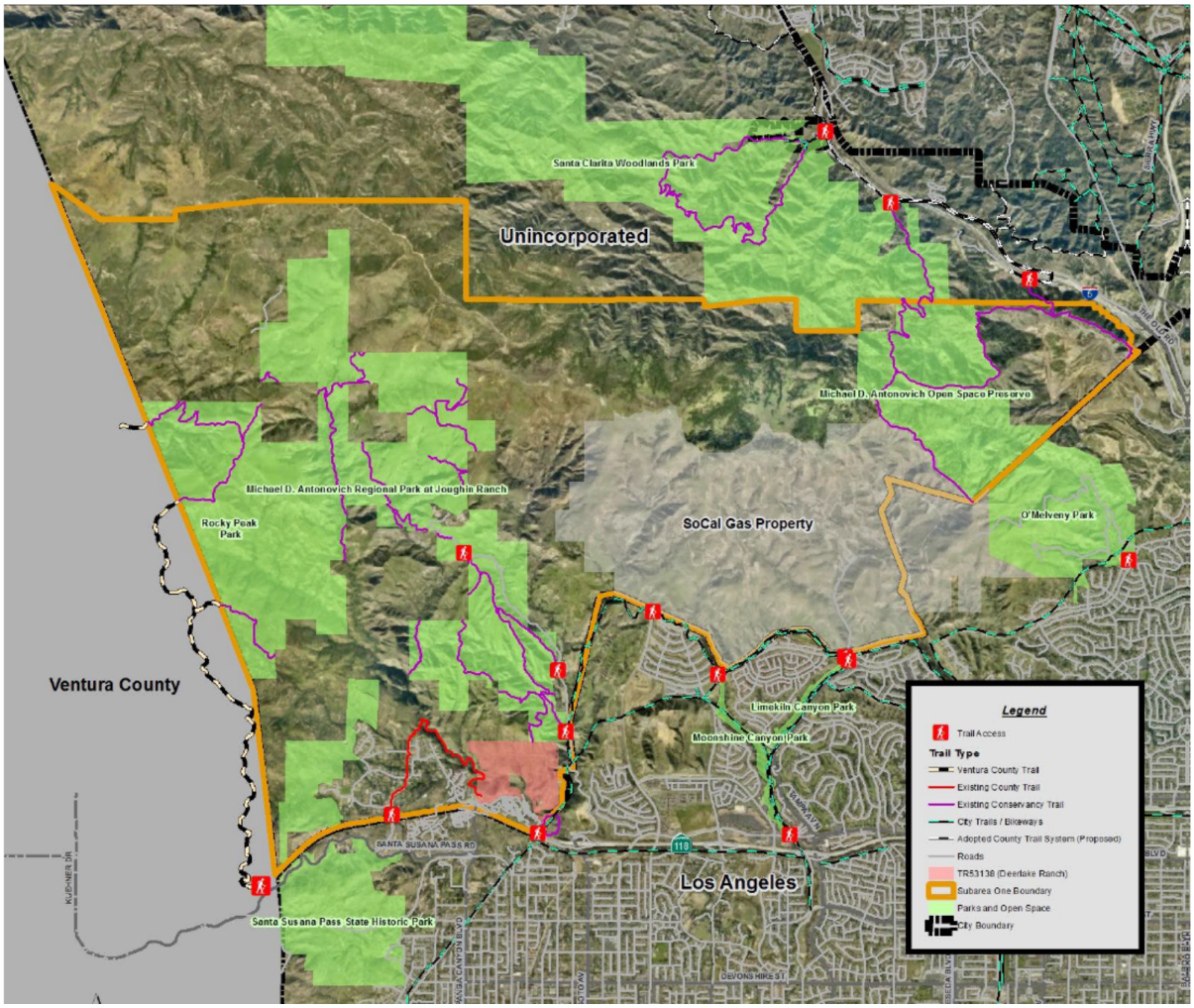



*Figure 33: Los Angeles County Santa Susana Mountains Trails Master Plan 2014 (Deerlake Ranch shown in red)*

CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT

# Second Addendum to the Deerlake Ranch Project

Los Angeles County, California

State Clearinghouse No: 2000061049

Project No. 99-239(5)
Vesting Tentative Parcel Map No. 53138
Conditional Use Permit/Oak Tree Permit No. 99239

October 2015

CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT

# Second Addendum to the Deerlake Ranch Project

Los Angeles County, California


Lead Agency:

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

Prepared By:

**PCR Services Corporation**
201 Santa Monica Boulevard, Suite 500
Santa Monica, California 90401


October 2015

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# 1. Introduction

# 1.0 INTRODUCTION

## SUMMARY

This is a Second Addendum to the Deerlake Ranch Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2000061049, herein referred to as the "Addendum"), as certified by the Los Angeles County Board of Supervisors on August 10, 2004 (herein referred to as the "certified FEIR"), including the FEIR First Addendum certified by the Los Angeles County Planning Commission on July 18, 2012 (herein referred to as the "certified FEIR First Addendum"). This introduction describes the purpose of an addendum and provides a summary of the background of the planning and environmental review process conducted by Los Angeles County ("County") for the Deerlake Ranch Project, including previously approved project modifications.

The following sections of the Addendum assess the potential environmental effects associated with modifications to the certified FEIR and the certified FEIR First Addendum in analysis of the proposed project modifications. All modifications in their entirety are herein referred to as the "Amended Project". The proposed modifications of the Amended Project generally consist of the following:

- Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units; (refer to **Figure 3.0**, *Approved Vesting Tentative Tract Map 53138* and **Figure 4.0**, *Proposed Vesting Tentative Tract Map 53138*);
- Modification in the number of lots that would be permitted to have less than 50 feet of frontage on the street from 34 lots to 19 lots;
- Modification to portions of internal streets, including re-designation from "Residential" standards to "Private Driveway & Fire Lane" standards, as follows (refer to Figure 4.0):
    - Caymus Court (removed);
    - Swanson Way (slightly shortened); and
    - Wurster Way (slightly lengthened);
- Relocation of two previously approved entry gates southerly along Canoga Avenue and Bullfinch Road and re-designation from "Residential" standards to "Private Driveway & Fire Lane" of the additional sections behind the gates (refer to Figure. 3.0, Figure 4.0, and **Figure 6.0**, *Location Map of Proposed Amendments*);
- Adjustments to lot line configurations (refer to Figure 4.0);
- Elimination of six lots in a restricted use area, and related modifications to surrounding lots (refer to Figure 6.0);
- Elimination of the previously approved sewage pump station from the north side of Poema Way (refer to Figures 4.0 and 6.0);
- Increase multi-use trails from 18,810 to 22,755 linear feet (4.31 miles);

- Addition of a home owner's association (HOA) owned and maintained recreational facility on a site previously approved for four residential lots and a small cul-de-sac (refer to **Figure 7.0**, *Recreation Center Site Plan Comparison* and **Figure 8.0**, *Proposed Recreation Center Conceptual Plot Plan*);
- Amendments to the text of previously approved CUP Conditions to be consistent with the proposed Amended VTTM;
- Clarification of lot area to include both gross and net area per current County methodology; and
- Update of the final map phasing and a request to authorize recordation of a large lot parcel (Refer to Figure 4.0).

As analyzed in this Addendum, the Amended Project would not result in new significant environmental effects or a substantial increase in the quantity or nature of environmental effects previously identified in the certified FEIR and the certified FEIR First Addendum.

## PURPOSE OF AN ADDENDUM

CEQA Section 15164 authorizes a Lead Agency to prepare an Addendum to a previously certified Environmental Impact Report if changes or additions to the document are necessary, but none of the conditions described in Section 15162 are present, as described below:

- No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects; and
- No new mitigation measures or alternatives which are considerably different from those analyzed in the previous E1R, and that would substantially reduce one or more potentially significant effects on the environment, have been found and declined by the project proponent to be adopted.

Public review of an Addendum is not required by CEQA. If new significant impacts or a substantial increase in the severity of significant impacts identified in the previous EIR would result, then preparation and circulation of a Subsequent or Supplemental EIR is required.

As discussed in this Addendum, the Amended Project does not constitute substantial changes to the project, nor is there any new information of substantial importance that requires the preparation of a Subsequent or Supplemental EIR. The analyses of the minor modifications of the Amended Project listed above, including the addition of a community recreation center, support the conclusion that modifications to the Deerlake Ranch Project will not result in any new significant impacts, or any substantial increase in the severity of the significant impacts identified in the certified FEIR and the certified FEIR First Addendum. In addition, no new information of substantial importance has been identified that indicates that the Amended Project would result in any new significant impacts or any substantial increase in the severity of the significant impacts identified in the certified FEIR and certified FEIR First Addendum.

This Addendum presents a comparison of the environmental impacts of the Amended Project with the impacts identified in the certified FEIR and certified FEIR First Addendum, followed by an analysis of the change in impacts due to the Amended Project, including the following environmental topics:

> Aesthetics and Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Public Services - Fire Protection, Public Services - Police Protection, Public Services - Schools, Public Services - Libraries, Transportation/Traffic, Utilities and Service Systems - Water Supply, Utilities and Service Systems - Wastewater, Utilities and Service Systems - Solid Waste, Utilities and Service Systems - Electricity, and Utilities and Service Systems - Natural Gas. Impacts on all of these elements and/or services were found to be less than significant, after appropriate mitigation, in the certified FEIR.

## BACKGROUND

**Physical Features:** The project site is located north of the 118 freeway between Canoga Avenue and Topanga Canyon Boulevard; refer to **Figure 1.0**, *Vicinity Map* and **Figure 2.0**, *Aerial Photograph*. The irregularly-shaped property is 230.58 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 Browns Canyon.

**Access:** The project will take access from Canoga Avenue, a variable width dedicated public street, and Poema Place, a 64-foot wide dedicated public street, via Topanga Canyon Boulevard. Internal access will be provided by a 36-foot wide private driveways and fire lanes.

**Services:** Domestic water service will be provided by Las Virgenes Municipal Water District (LVMWD). Domestic sewer service will also be provided through the LVMWD via a contractual agreement with the City of Los Angeles. The project is within the boundaries of the Los Angeles Unified School District (LAUSD).

**Land Use:** A majority of the Project site is vacant. However, two single-family residences are included in Not A Part (NAP) areas surrounded by the project site, and one single-family residence is located along the easterly perimeter of the project site.

**Zoning:** 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).

**History**: The majority of the subject property was historically known as the Deerlake Highlands Tract, a Record of Survey subdivision of approximately 2,275 lots recorded in the late 1920's. Since their creation in the late 1920's, these substandard lots have occasionally been conveyed, sold, and acquired. These lots have been merged into 624 lots, each with a minimum of 6,000 square feet through the processing and issuing of 624 unconditional certificates of compliance.

VTTM No. 53138 was approved by the Los Angeles County Board of Supervisors on August 10, 2004, authorizing the creation of 375 single-family lots. Subsequently, additional modifications to the VTTM and CUP were approved, as described below.

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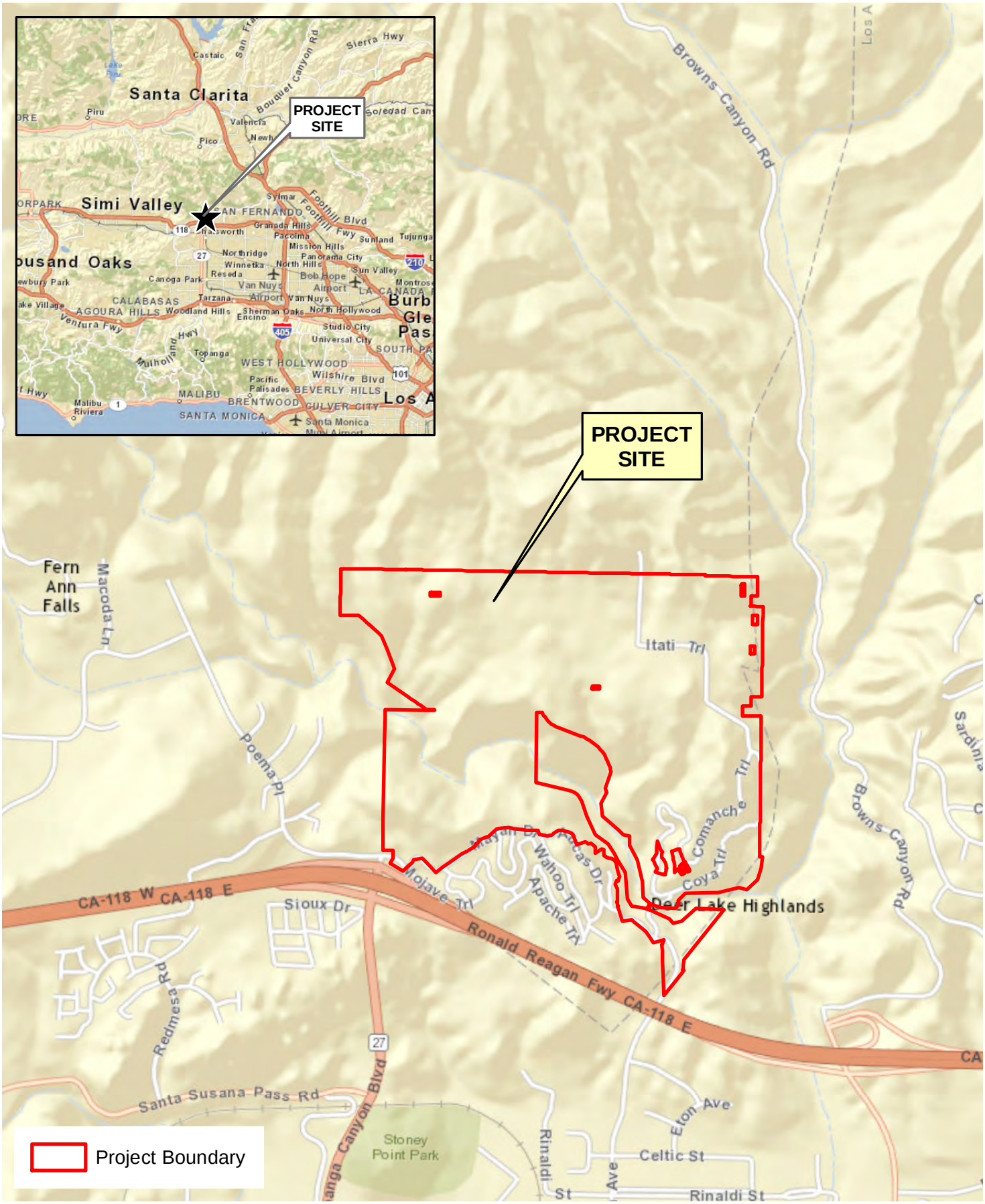



PCR

N

0 1,000 2,000 Feet

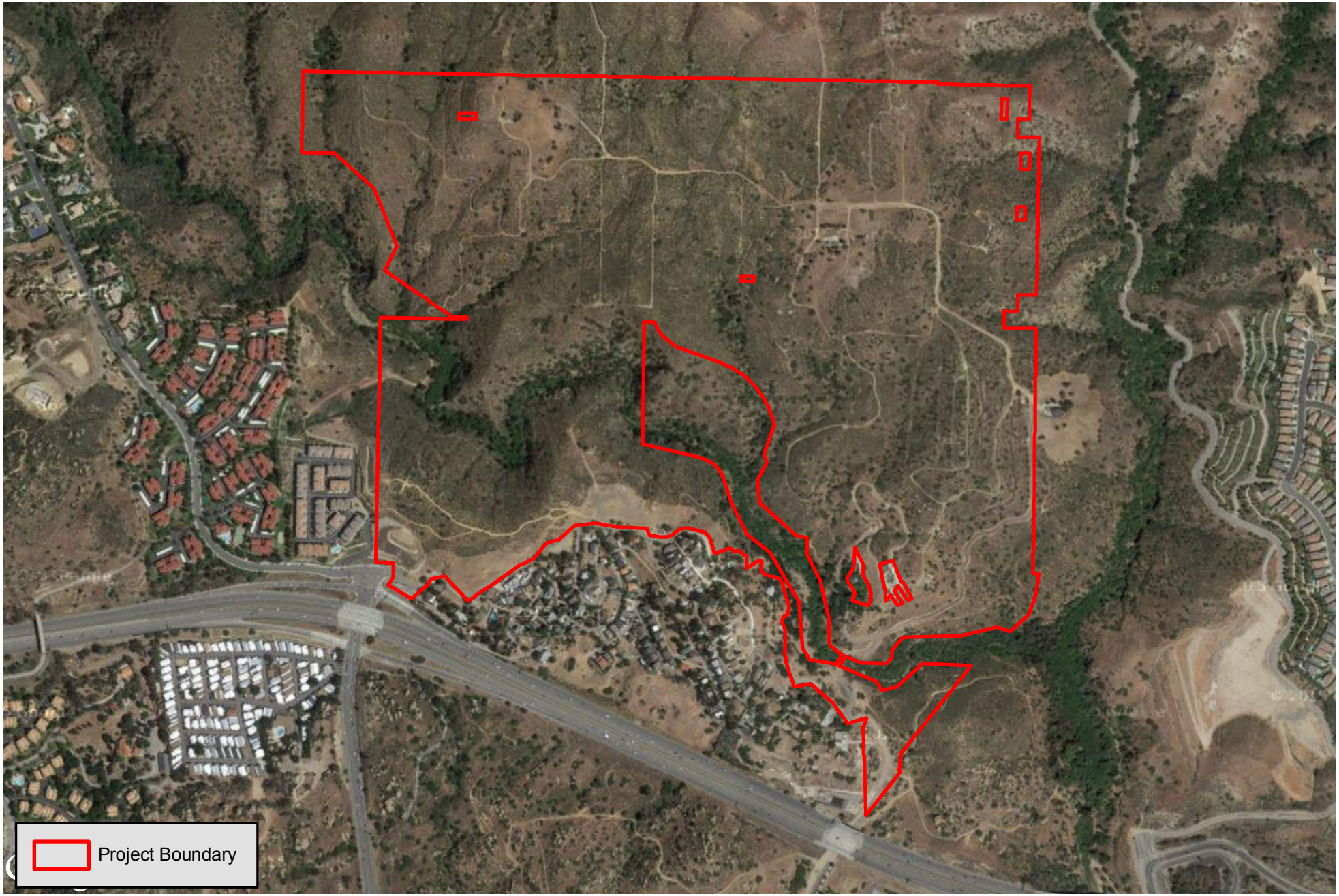
## Regional Location Map

**Deerlake Ranch Addendum**

Source: ESRI Street Map, 2009; PCR Services Corporation, 2015.

FIGURE

**1**




PCR

N

0 700 1,400 Feet

## Aerial Photogaph

**Deerlake Ranch Addendum**

Source: Google Maps, 2015 (Aerial); PCR Services Corporation, 2015.

FIGURE

**2**

DEPT. OF REGIONAL PLANNING
TR53138-2 AMENDMENT
FEB 13 2013

## LEGEND

SDL– LINE OF SIGHT

(A) –Street easements per R.S. 24–17 & R.S. 24–14

(P) –PRIVATE DRWY & FIRELANE

(K) PORTION OF EXIST PVT. ROAD OR DRWY TO BE RELOCATED AND JOIN EXIST.

(E) –PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.

(12'HT) –PROPOSED HORSE TRAIL EASEMENT TO COUNTY OF L.A.

(FC) –PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.

(FD) –PROPOSED 20' EASEMENT TO L.A.CO. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.

(PT) – 8' PRIVATE HORSE TRAIL TO BE MAINTAINED BY H.O.A.

RW –RETAINING WALL

RUA –RESTRICTED USE AREA

NAP –NOT A PART OF THIS SUBDIVISION

(FL) –EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES

(HOA) –EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES

SEE SHEET 2

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, S.B.M. IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

CASE No. 99–239

PCR

N

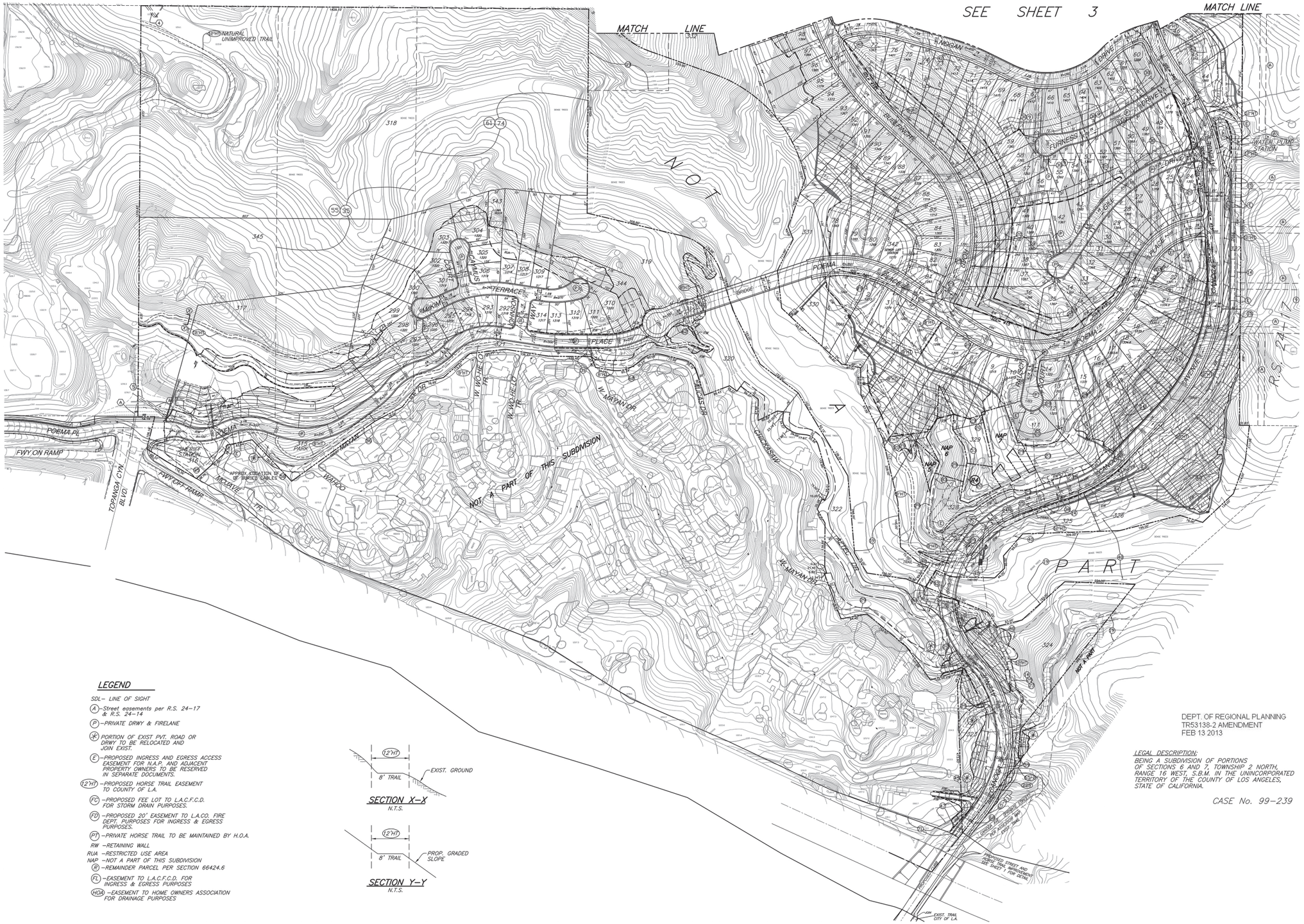
**Approved Vesting Tentative Tract Map 53138 (North)**

**Deerlake Ranch Addendum**

Source: B & E Engineers, 2015.

FIGURE

**3A**




## LEGEND

SDL– LINE OF SIGHT

(A) –Street easements per R.S. 24–17 & R.S. 24–14

(P) –PRIVATE DRWY & FIRELANE

(X) PORTION OF EXIST PVT. ROAD OR DRWY TO BE RELOCATED AND JOIN EXIST.

(E) –PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.

(12'HT) –PROPOSED HORSE TRAIL EASEMENT TO COUNTY OF L.A.

(FC) –PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.

(FD) –PROPOSED 20' EASEMENT TO L.A.CO. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.

(PT) –PRIVATE HORSE TRAIL TO BE MAINTAINED BY H.O.A.

RW –RETAINING WALL

RUA –RESTRICTED USE AREA

NAP –NOT A PART OF THIS SUBDIVISION

(R) –REMAINDER PARCEL PER SECTION 66424.6

(FL) –EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES

(HOA) –EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES




SECTION X–X
N.T.S.




SECTION Y–Y
N.T.S.

DEPT. OF REGIONAL PLANNING
TR53138-2 AMENDMENT
FEB 13 2013

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, S.B.M. IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

CASE No. 99–239

PCR

N

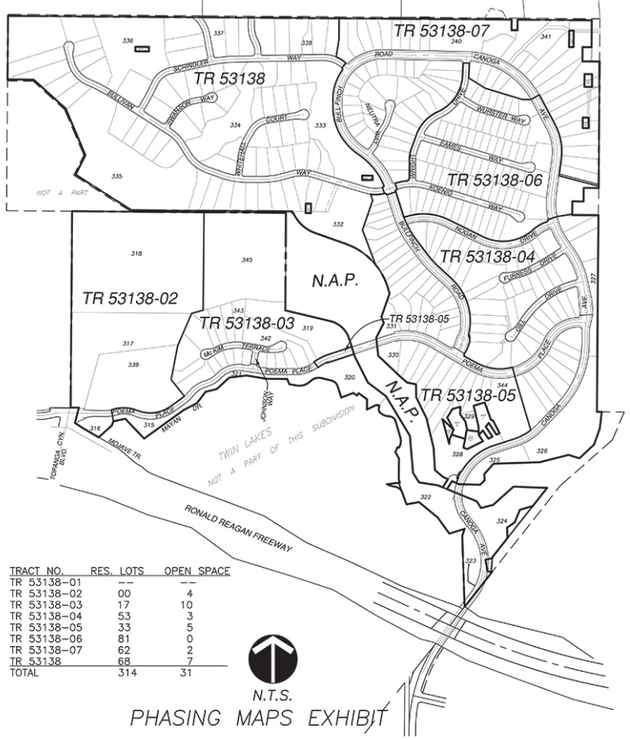
**Approved Vesting Tentative Tract Map 53138 (South)**

**Deerlake Ranch Addendum**

Source: B & E Engineers, 2015.

FIGURE

**3B**

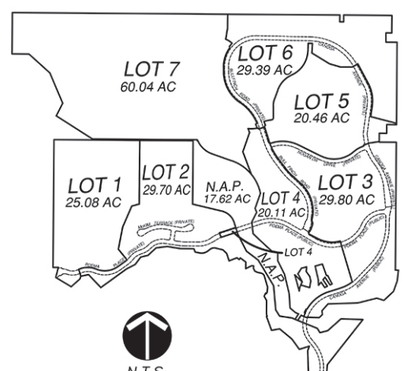



| TRACT NO. | RES. LOTS | OPEN SPACE |
|---|---|---|
| TR 53138-01 | -- | -- |
| TR 53138-02 | 00 | 4 |
| TR 53138-03 | 17 | 10 |
| TR 53138-04 | 53 | 3 |
| TR 53138-05 | 33 | 5 |
| TR 53138-06 | 81 | 0 |
| TR 53138-07 | 62 | 2 |
| TR 53138 | 68 | 7 |
| TOTAL | 314 | 31 |

N.T.S.

PHASING MAPS EXHIBIT



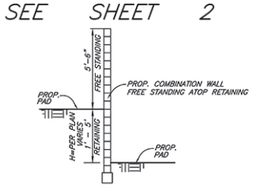

N.T.S.

LARGE LOT MAP
TRACT 53138-01

- PUBLIC STREETS AND ACCESS EASEMENTS TO BE DEDICATED WITH THIS MAP.
- LARGE LOT MAP IS FOR FINANCIAL PURPOSES
- N.A.P. (APN 2818-24-900 AND 2818-22-902) PREVIOUSLY DEDICATED TO MOUNTAIN RESTORATION CONSERVATORY AGENCY.

N.T.S.

GRADING PHASING EXHIBIT




SECTION Z-Z
N.T.S.
TYPICAL LOT LINE WALL WHERE ADJACENT PADS VARY IN GRADE BY 1' TO 5'

SCALE 1"=100'

## LEGEND

SDL- LINE OF SIGHT
(A) -Street easements per R.S. 24-17 & R.S. 24-14
(P) -PRIVATE DRWY & FIRELANE
(*) PORTION OF EXIST PVT. ROAD OR DRWY TO BE RELOCATED AND JOIN EXIST.
(E) -PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.
(12'T) -PROPOSED 12' TRAIL EASEMENT TO COUNTY OF L.A.
(FC) -PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.
(FD) -PROPOSED 20' EASEMENT TO L.A.CO. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.
(8T) - PROPOSED 8' TRAIL EASEMENT TO COUNTY OF L.A.

RW -RETAINING WALL
RUA -RESTRICTED USE AREA
NAP -NOT A PART OF THIS SUBDIVISION
(FL) -EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES
(HOA) -EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES

CASE No. 99-239

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, S.B.M. IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

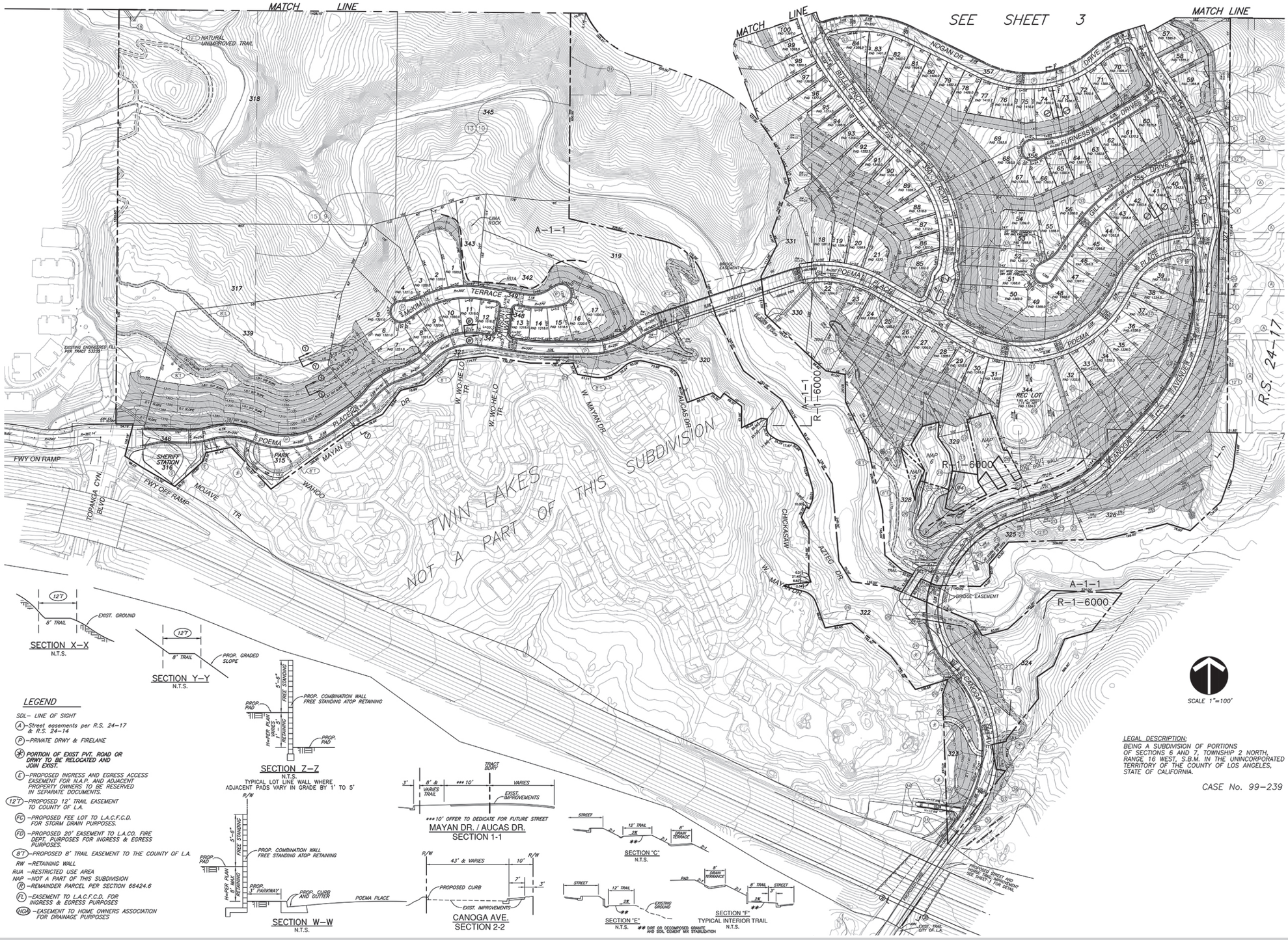
PCR

**Proposed Vesting Tentative Tract Map 53138 (North)**

**Deerlake Ranch Addendum**

Source: United Civil, Inc., 2015.

FIGURE **4A**



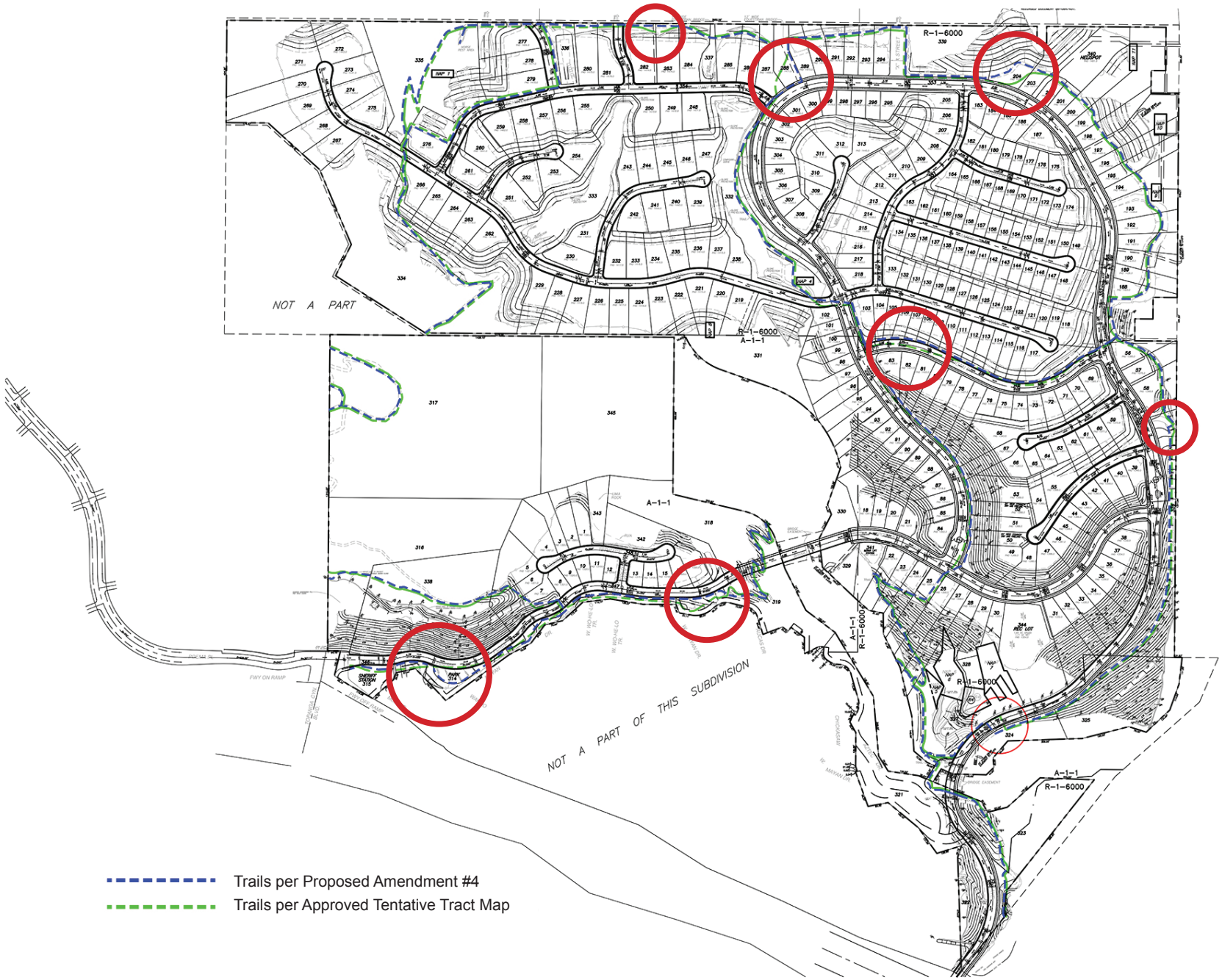

PCR

**Proposed Vesting Tentative Tract Map 53138 (South)**

**Deerlake Ranch Addendum**

Source: United Civil, Inc., 2015.

FIGURE **4B**




PCR

N

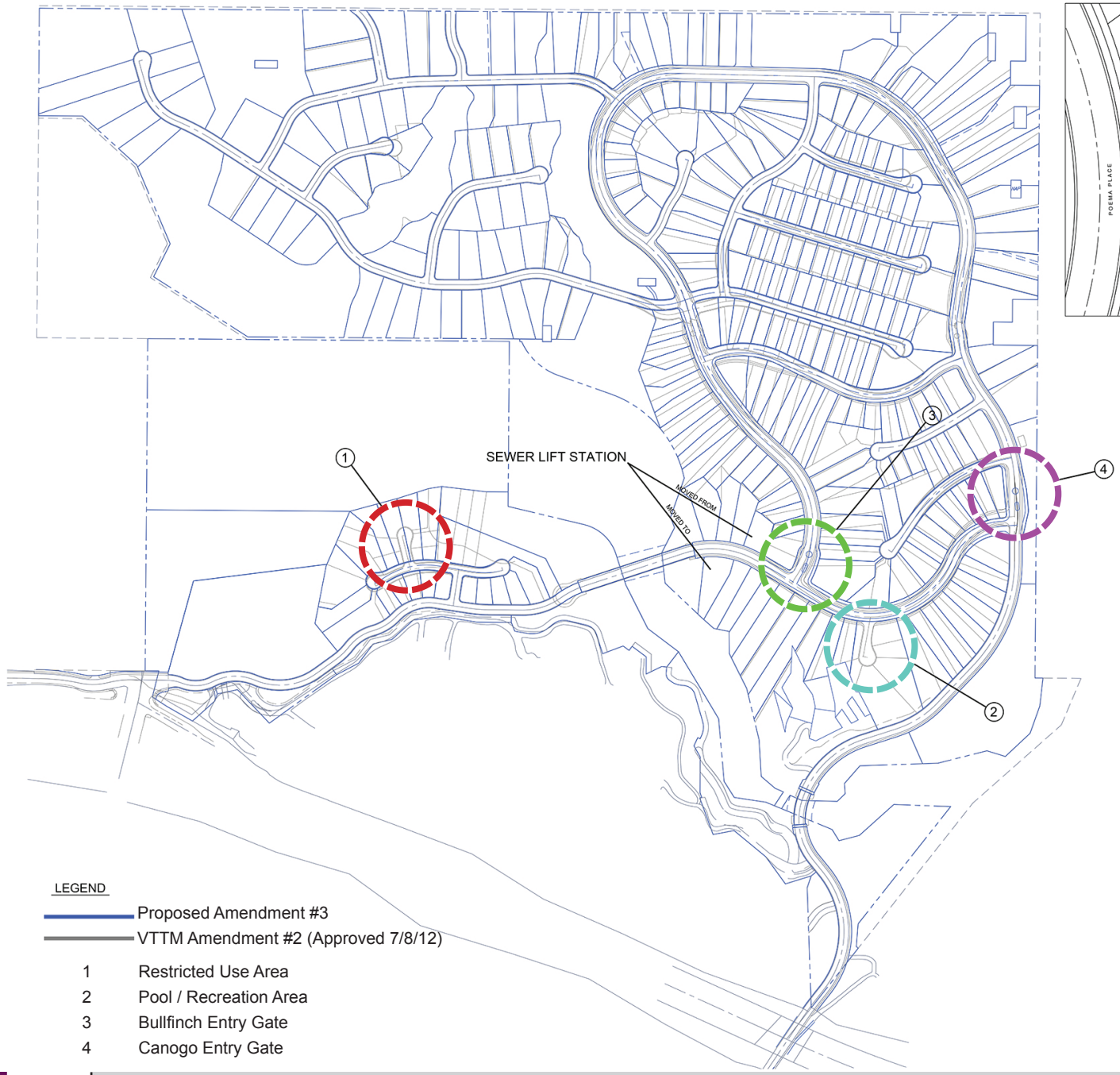
## Trails Overlay

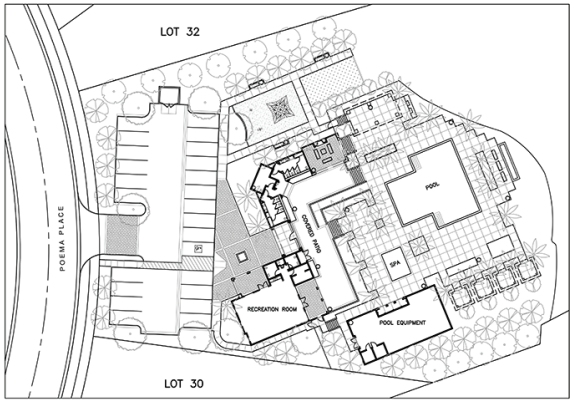
**Deerlake Ranch Addendum**

Source: United Civil, Inc., 2015.

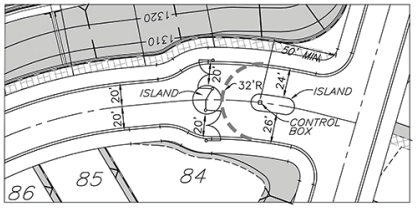
FIGURE

**5**

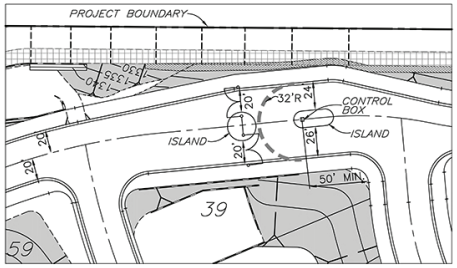



2 RECREATION CENTER CONCEPTUAL SITE PLAN




3 BULLFINCH GATE




4 CANOGA GATE

LEGEND

Proposed Amendment #3

VTTM Amendment #2 (Approved 7/8/12)

1 Restricted Use Area

2 Pool / Recreation Area

3 Bullfinch Entry Gate

4 Canogo Entry Gate

PCR

N

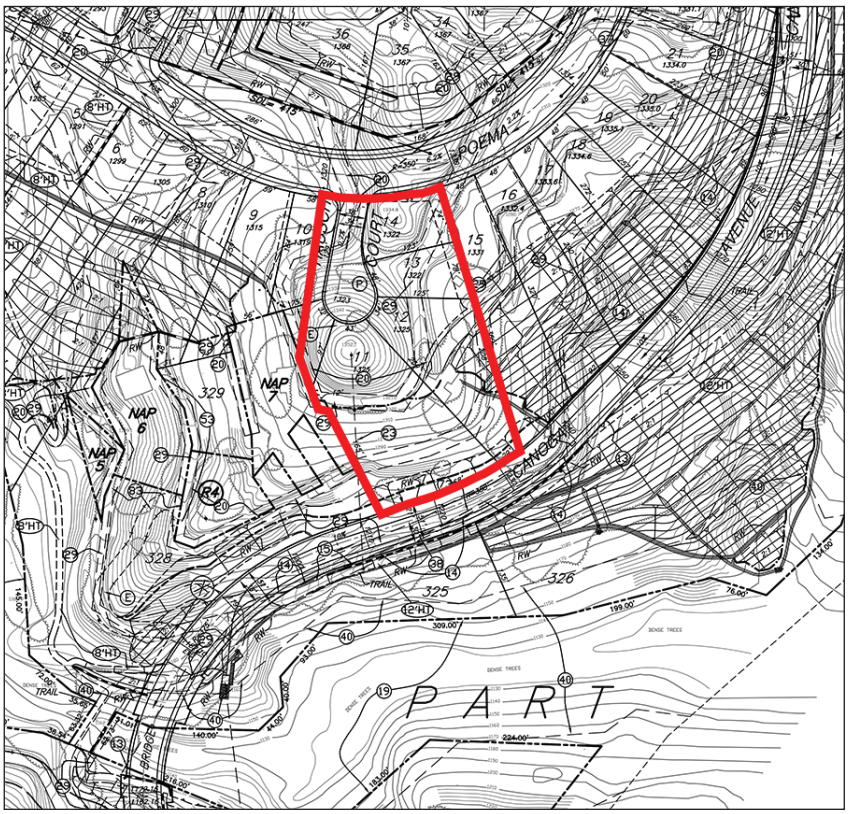
## Location Map of Proposed Amendments

**Deerlake Ranch Addendum**

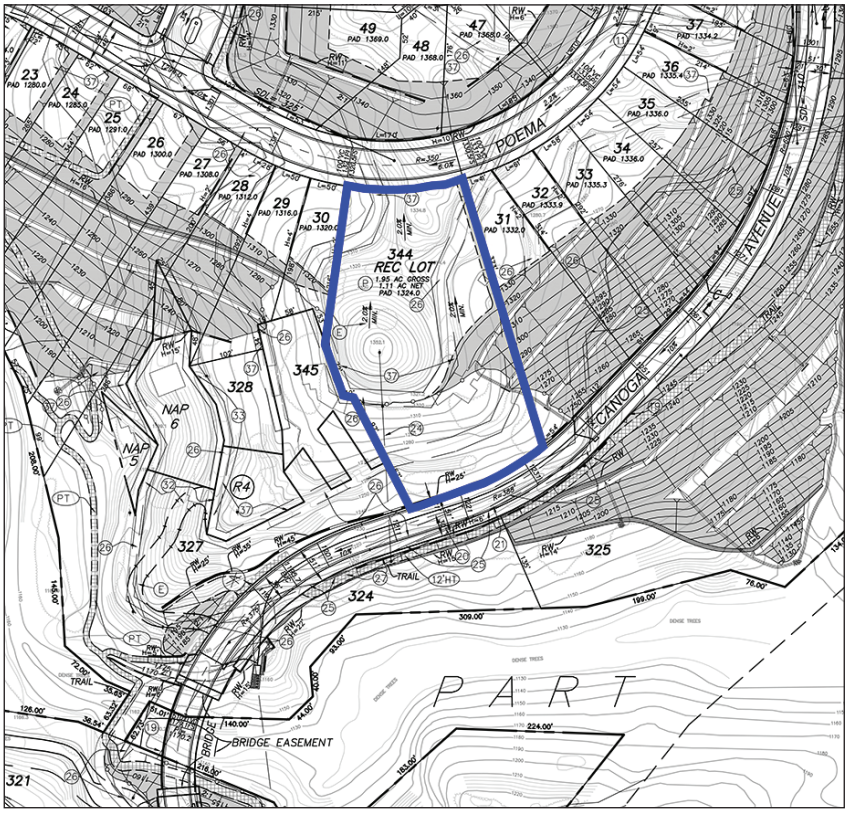
Source: United Civil, Inc., 2015.

FIGURE

**6**




Approved Project
4 Residential Lots & Cul-de-Sac




Amended Project
(Recreation Center)

PCR

N

**Recreation Center Site Plan Comparison**

**Deerlake Ranch Addendum**
Source: United Civil, Inc., 2015.

FIGURE
**7**

PCR

N

## Proposed Recreation Center Conceptual Plot Plan

**Deerlake Ranch Addendum**

Source: BMLA Landscape Architecture, 2015.

FIGURE

**8**

**PREVIOUSLY APPROVED PROJECT MODIFICATIONS**

Tract Map 53138 was approved by the Los Angeles County Board of Supervisors on August 10, 2004 to authorize the creation of 375 single-family lots, 21 open space lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility, and four designated remainder parcels, on approximately 230.58 acres. Grading consisted of 2.2 million cubic yards of cut and fill. Additional approvals included CUP Case No. 99-239-(5), to authorize a density controlled residential development in a non-urban hillside management area; and Oak Tree Permit Case No. 99-239-(5) to permit the removal of 61 oak trees and encroachment into the protected zone of 11 oak trees.

Since the approval by the Board of Supervisors of VTTM 53138 and CUP 99-239 on August 10, 2004, the following modifications were subsequently approved:

Oak Tree Permit No. 200500037 was approved by the Los Angeles County Hearing Officer ("Hearing Officer'') on September 6, 2005, to permit the removal of 47 oak trees and encroachment into the protected zones of ten oak trees, in addition to the removal of three dead oak trees. This permit superseded the original oak tree permit 99-239. Subsequently, Oak Tree Permit 201200001 was approved by the Planning Commission on July 18, 2012, for the reduction in the number of oak tree removals from 47 to 42, and maintain the same number of encroachments into the protected zone at 11.

Conditional Use Permit Modification No. 99-239 was approved by the Hearing Officer on September 19, 2006, to modify CUP condition no. 57 to allow the placement of construction trailers for the construction of "A" Street (Poema Place) bridge under specific conditions.

First Amendment to VTTM 53138 was approved by the Hearing Officer on September 16, 2008, to realign a portion of Canoga Avenue to accommodate a public trail realignment; revise phasing boundaries between Tentative Tract Map Nos. 53138-01 and 53138-03; revise phasing sequence number of unit maps; adjust lot lines; eliminate one of three sewer pump stations; depict final design of the two entry gates to be consistent with the conceptual designs of the Deerlake Ranch Community Character Statement; revise retaining walls in Neighborhood II; revise grading amount and grading footprint; eliminate all split-level building pads; and allow less than the required 50 feet of frontage for Lot Nos. 12 through 16, Lot No. 29, Lot Nos. 57 through 64, Lot No. 365, and Lot Nos. 370 through 374; construct a mainline sanitary sewer system for the adjoining Twin Lakes community to be accepted by the Los Angeles County Department of Public Works prior to the issuance of a building permit for the 190th home, and other minor changes.

Second Amendment to VTTM 53138 & CUP 201100160 was approved by the Planning Commission on July 18, 2012, and included the following (refer to Figure 3.0):

- Reduction in the number of single family lots from 375 to 314;
- Modification of road standards for Poema Place from a 55-foot wide collector street to a 36- foot wide private driveway and fire lane;
- Revised interior street standards from a 51-foot wide residential street to a 36-foot wide private driveway and fire lane;

- Reduction in the volume of project grading from 2.2 million cubic yards to 1.8 million cubic yards;
- Waiver of street frontage on lots fronting private driveways and fire lanes;
- Request to allow 34 lots to have less than the required street frontage;
- Reduction in the number of horse-keeping lots from 55 to 41;
- Reduction in the number of oak trees to be removed from 61 to 42 and increase in the number of encroachments from 11 to 13;
- Modification of the text of map approval conditions no. 10, 20, 21, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 36 to reflect the amendments proposed by the amended tentative tract map
- Modification of Map Condition No. 38 pertaining to the construction, dedication, and placement of signage for the proposed Hiking and Equestrian Trails; and
- Modification of CUP Conditions No. 1, 2, 3, 16, 20, 22, 23, 24, 25, 26, 56, 57, 61, 64 and 65 to reflect the changes in number of lots, horse-keeping lots, types of lots, lot numbers, types of streets, street names and language for trails approved by the Second Amendment to VTTM 53138.

An application for a Third Amendment to the VTTM and Second Minor Modification to the CUP was filed on January 21, 2013, and consisted of a request to modify CUP Condition No. 69 to delete the construction of Twin Lakes Sewers and provide alternate benefit to the community; modify CUP Condition No. 65 to allow the construction of the Sheriff Station prior to the completion of A Street and Mayan Drive; and delete Department of Public Works Land Development Division Sewer Condition No. 8 related to Twin Lakes Sewers. This application was presented to the Subdivision Committee on May 2, 2013, but was subsequently retracted by the applicant.

# 2. Project Description

# 2.0 PROJECT DESCRIPTION

## AMENDED PROJECT

The proposed modifications of the Amended Project, Amended VTTM No. 53138 ("Fourth Amendment"), as shown in Figure 4.0, and Modification of the CUP (No. 201400166), will result in 314 residential units (similar to the certified FEIR First Addendum), 25 open space lots, one park, one debris basin lot, one helispot lot, one horse rest lot, one lot for a sheriff's storefront facility, and one parcel for development of an HOA-controlled recreation center on a site previously approved for four residential lots and a cul-de-sac.

The Amended Project will also increase multi-use trails from 18,810 to 22,755 linear feet (4.31 miles) but there will be no changes to the conditions of approval pertaining to the trails.

In addition, the Amended Project will modify portions of interior streets previously approved to have 51-foot to 58-foot wide right of way, and a 34-foot to 36-foot wide paved roadway within that right-of-way, become private driveways and fire lanes with either a 42-foot wide right of way with a 36-foot wide paved roadway or a 38-foot wide right of way with a 34-foot wide paved roadway. Included with this street modification will be relocation of the two gates on Canoga Avenue and Bullfinch Road that were previously approved.

The Amended Project proposes minor reconfiguration of lots and adjustment of lot size, the reduction of the number of lots having less than 50 feet of frontage from 34 to 19, and would relocate six lots previously proposed within a geotechnical restricted use area ("RUA") to other parts of the project site, thereby eliminating all lots within the RUA.

The approved Oak Tree Permit No. ROAK 201200001, authorizing the removal of 42 oak trees, and encroachment into the protective zones of 13 oak trees, will remain in effect, as there will be no changes to impacts on the existing oak trees on the project site.

## PROPOSED MODIFICATIONS OF THE AMENDED PROJECT

The Amended VTTM 53138 ("Fourth Amendment"), and related minor modification of requested with CUP 201400166, proposes to make the following modifications to the Amended Project:

- Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units;
- Modification of the number of lots that would be permitted to have less than 50 feet of frontage on the street from 34 to 19 (refer to Figure 4.0);
- Portions of the internal street system will be modified from "Residential" standards (36-foot paved roadway within 51–foot right-of-way, and 34–foot paved roadway within 49–foot right-of-way) to "Private Driveway & Fire Lane" standards (36-foot paved roadway within 42-foot of roadway easement and 34-foot paved roadway within 38-foot of roadway easement), as shown on the Amended VTTM (refer to Figure 4.0).
- These modifications of street designations and widths were previously approved by the Planning Commission, and the proposed modifications merely change the extent and locations of those

previously approved, including the corresponding relocation of the two gates. The modifications meet both Los Angeles County Fire Department and Department of Public Works standards. The streets affected are:

- Caymus Court (removed);
- Swanson Way (slightly shortened); and
- Wurster Way (slightly lengthened).

- Relocation of two previously approved entry gates southerly along Canoga Avenue and Bullfinch Road and re-designation from "Residential" standards to "Private Driveway & Fire Lane" of the additional sections behind the gates (Refer to Figure 4.0 and Figure 6.0);
- The construction, dedication, and signage of the approved Hiking and Equestrian trail system, including approved Map Condition No. 38 will remain unchanged, and dedicated to the satisfaction of the Department of Parks and Recreation, although the actual trail alignments are modified (refer to **Figure 5.0**, *Trails Overlay*);
- Increase multi-use trails from 18,810 to 22,755 linear feet (4.31 miles);
- Elimination of six lots in a geological RUA in the southwesterly portion of the project along the southerly slope of Devils Canyon, and related lot line adjustments to surrounding lots (refer to Figure 3.0 and Figure 5.0);
- Elimination of the previously approved sewage pump station from the north side of Poema Way (refer to Figure 4.0 and Figure 6.0);
- Addition of a private recreation center, consistent with section 22.20.100 of the Los Angeles County Code and proposed modification of the CUP, on a site previously approved for four residential lots and a short cul-de-sac (Rausch Court) (refer to Figure 7.0 and Figure 8.0);
- Update in final map phasing, including construction of the Sheriff's Storefront Facility and the Poema Bridge at an earlier phase (refer to Figure 4.0);
- Clarification of lot area to include both gross and net area per current County methodology;
- Request to recordation of a large lot parcel map for finance purposes (refer to Figure 4.0); and
- Modification of appropriate sections of the Community Character Book, including the addition of architectural styles.
- <u>The requested Fourth Amendment to VTTM No. 53138</u> seeks authorization for the following modifications to the VTTM No. 53138 (Second Amendment) Tract Conditions of Approval. All other Conditions of Approval shall remain in effect for this Amended VTTM.
- Condition No. 6, as currently approved, reads as follows: Submit evidence that the conditions of the associated Conditional Use Permit Case No. 99-239-(5) and Oak Tree Permit Case No. 99-239-(5) have been recorded.
- With the requested fourth amendment to the VTTM, the applicant would modify the condition to read as follows: Submit evidence that the conditions of Conditional Use Permit 99-239-(5), Conditional Use Permit Modification No. 201100160, Conditional Use Permit Modification 201400166 and Oak Tree Permit Case No. 201300001 have been recorded.

- Condition No. 10, 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 fourth amendment to the VTTM, the applicant would modify the condition to 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, lots numbered 50, 53, and 54. Provide approximately radial lot lines for each lot.

- Conditions No. 25 (Lot 255), 30 (Lot 390), 31 (Lots 315, 317-336, 338-340, 343, 344), 33 (Lots 315, 317 through 336, and 338 through 340, 333 and 334), and 36 (Lots 315, 324, and 336), as currently approved, place certain conditions on the project that refer to specific lot numbers on the map of VTTM 53138 (Second Amendment).

  With the requested fourth amendment to the VTTM, the applicant would modify these conditions only to revise the respective lot numbers referenced in these conditions in order to be consistent with the amended VTTM (Fourth Amendment). The following changes are proposed: Conditions No. 25 (Lot 283), 30 (Lot 341), 31 (Lots 315-345), 33 (Lots 317 through 335, and 338 through 340, 342-343 and 345), and 36 (Lots 315, 336, and 344). The content and meaning of each of these conditions remain unchanged.

- 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 unit final 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 maps; and
  - A summary sheet indicating the number and type of all lots shown on the current and previous final maps.

  With the requested fourth amendment to the VTTM, the applicant would modify the condition to 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.2011000160 and Conditional Use Permit Modification 201400166. Prior to approval of each unit final 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 maps; and
- A summary sheet indicating the number and type of all lots shown on the current and previous final maps.

In addition, a new condition granting permission to record a large lot parcel map will be added.

The requested Modification CUP No. 201400166, and Revised Exhibit "A", seeks authorization for the following modifications to the CUP No. 201100160 Conditions of Approval. All other Conditions of Approval shall remain in effect for this CUP Modification.

- Condition No. 1, as currently approved, reads 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 helispot lot, one sheriffs storefront facility, 25 open space lots, one "remainder parcel," 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, and July 18, 2012, 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 helispot lot, one sheriffs storefront facility, a private recreation center, 25 open space lots, one park, one horse rest lot, 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 July 22, 2015), subject to the following conditions of approval.

- Condition No. 2, as currently approved, reads as follows: A minimum of 50 percent of the 314 lots, or 157 lots, shall be 15,000 square feet.

  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. A minimum of 136 lots shall contain a minimum net area of 15,000 square feet.

- Condition No. 16, as currently approved, reads 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 12, 2015), Community Character booklet, and

exhibit map. 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".

- 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 Not-A-Part parcels 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. The project has been designed to allow the flexibility to integrate these parcels into the project design.

- Condition No. 21, as currently approved, reads as follows: The applicant shall provide no less than 175 acres of open space, representing 76 percent of the project site, consisting of 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 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 horse rest area, 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.

- Condition No. 24, as currently approved, reads 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 336, as depicted on the approved Exhibit "A".

- Condition No. 64, as currently approved, reads 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 X 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 x 314 dwelling units = $272,866). The permittee or its successor in interest may contact the County Librarian at (562) 940-8430.

- Condition No. 73, as currently approved, reads 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 City of Los Angeles Department of Transportation as 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").

The proposed modifications also include the development of an HOA-controlled recreation center on the site, as shown on the amended VTTM and the Revised Exhibit "A" of the CUP modification.

Under Section 22.20.100 of the Los Angeles County Zoning Ordinance, the following may be permitted within an R-1 zone, subject to a conditional use permit: "*Recreation facilities, neighborhood, not accessory to a principal use, including tennis, polo and swimming, where operated as a nonprofit corporation for the use of the surrounding residents. This provision shall not be interpreted to permit commercial enterprises".* The proposed modification of the approved CUP includes the request for the recreation facility, consistent with the above-referenced Zoning Ordinance Section 22.20.100.

The recreation center will be located on a site previously approved for four single family residential lots and a short cul-de-sac street to serve these lots. The building pad of the recreation center site will coincide with the combined building pads and cul-de-sac sites (refer to Figure 7.0 and Figure 8.0).

The recreation center building setbacks from lot lines will be similar to those required for single family homes. Therefore, both on-site and off-site visual impacts will be similar to those that would have existed for the four residential homes (refer to Figure 4.0 and Figure 6.0).

The proposed recreation center will be owned, operated and maintained by the Deerlake Ranch Homeowners Association, and will serve only the residents within Deerlake Ranch community. The facility would be open daily with hours established to limit potential impacts on the surrounding area. Generally, the recreation center would be open no earlier than 7 A.M. and close at 10 P.M., in compliance with the County Noise Ordinance and project covenants, conditions, and restrictions (CC&R's), which will be reviewed by the County Planning Department, as required by Condition No. 32 of the approved CUP.

**Table 2.0-1**

**Summary Of Project Modifications**

| Description of Items Previously Approved or Being Proposed | Applicable to Certified FEIR First Addendum | Applicable to Amended Project | Comments |
|---|---|---|---|
| No. of Residential Lots | 314 | 314 | No change |
| On-Site Recreation Facility | No | Yes | See text for further discussion |
| No. of Lots with less than 50 feet of frontage | 34 | 19 | 44% reduction |
| No. of Lots within a Restricted Use Area | 6 | 0 | 100% reduction |
| Area of Open Space Lots | 84.07 acres | 84.84 acres | 1% increase |
| Modified internal street sections From "Residential" to "Private Driveway & Fire Lane" | Yes | Yes | Minor revisions in lengths & location of modified street sections previously approved |
| One gate each at Canoga Avenue and Bullfinch Road approved by Public Works & Fire Dept. | Yes | Yes | Gates re-located southerly along respective streets to private more lots behind gates. No change in street alignments or grades. |
| Public Hiking and Equestrian Trail System | Yes | Yes | No change in construction, dedication to County, or signage requirements of approved project conditions; trail alignments are increased by 3,945 feet |
| Amendments to text of certain previously approved CUP Conditions to be consistent with the proposed Amended VTT Map | Yes | Yes | Modifications in text are for consistency with Amended VTT Map only and do not reflect actual project modifications |
| Minor Lot Line Adjustments | Yes | Yes | No substantial effect on project grading or street system |
| Modification of Project Phasing | Yes | Yes | Construction of Sheriff's Storefront and Poema Bridge in earlier phase |

*Source: PCR Services Corporation, 2015*

The proposed recreation center is planned to contain a pool, wading area, spa, restrooms, recreation building, tot lot, barbeque area and parking lot. When completed, the recreation center will be deeded to the Deerlake Ranch Homeowners Association.

The architectural design of the recreational facility buildings will be consistent with the Revised Community Character Booklet, which is included as part of this proposed CUP modification.

The construction, dedication, and signage of the approved Hiking and Equestrian trail system, including approved vesting tentative tract map Condition No. 38 will remain unchanged, and dedicated to the satisfaction of the Department of Parks and Recreation, although the actual trail alignments are modified (refer to Figure. 5.0). The amended multi-use trail alignments will increase from 18,810 to 22,755 linear feet (4.31 miles).

The Amended Project proposes a slight increase of open space, and reduces the number of lots with less than 50 feet of frontage than the previously Approved Project analyzed in the certified FEIR First Addendum. As such, the street design, basic circulation, and grading will remain essentially the same as described in the certified FEIR First Addendum. Therefore, the appropriate mechanism for processing and approving the Amended Project is through an Amended VTTM, in accordance with County Planning Department policies.

In addition, the Amended Project will not result in a substantial alteration or material deviation from the terms and conditions of the previously approved conditional use permit, and is necessary to allow the reasonable operation and use previously granted. Therefore, the appropriate mechanism for processing and approving the Amended Project is through a minor modification of the CUP in accordance with Section 22.56.1600 of the County Zoning Code.

# 3. Impact Analysis

# 3.0 IMPACT ANALYSIS

## SUMMARY

This analysis section includes separate subsections for each environmental topic addressed in the Deerlake Ranch FEIR certified by the Los Angeles County Board of Supervisors on August 10, 2004 (the "certified FEIR") and subsequent FEIR First Addendum certified by the Los Angeles County Planning Commission on July 18, 2012 (the "certified FEIR First Addendum"). Each topical section first presents a summary of the information and conclusions of the analysis in the certified FEIR. For each topic a determination is also made whether the proposed modifications of the Amended Project would result in any new significant impacts or any substantial increase in the severity of the impacts identified in the certified FEIR and the certified FEIR First Addendum. Impact analysis topics in this section are presented in the same order as in the certified FEIR.

The certified FEIR analyzed the following potential project impacts: Aesthetics and Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Public Services - Fire Protection, Public Services - Police Protection, Public Services - Schools, Public Services - Libraries, Transportation/Traffic, Utilities and Service Systems - Water Supply, Utilities and Service Systems - Wastewater, Utilities and Service Systems - Solid Waste, Utilities and Service Systems - Electricity and Utilities and Service Systems – Natural Gas. Impacts on all of these elements and/or services were found to be less than significant after appropriate mitigation, as identified in the certified FEIR and the Mitigation Monitoring Plan ("MMP"). Subsequently, the County Planning Commission, as analyzed in the certified FEIR First Addendum, found that impacts due to the Second Amended Map on all of the above-described elements and/or services were found to be less than significant with the mitigation identified in the certified FEIR and MMP.

## CERTIFIED FEIR SECTION 4.1 - AESTHETIC AND VISUAL RESOURCES

### Summary of Analysis in Certified FEIR

The certified FEIR states that implementation of the proposed project would result in a significant impact upon aesthetics and visual resources, as defined in *State CEQA Guidelines,* if any of the following occurs:

- The project would have a substantial adverse effect on a scenic vista;
- Project development would substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- The project would substantially degrade the existing visual character or quality of the site and its surroundings; and/or
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Additionally, more detailed criteria to determine whether or not a project's changes in the existing landscape could be considered significantly adverse are provided in the County's *Environmental Document Reporting and Procedures Guidelines*. If a project meets one or more of the listed criteria to a substantial degree, it can

be concluded that the project could result in a significant visual impact. The County criteria include consideration of the following:

- Is the project adjacent to a visual corridor? (And would the project substantially affect a visual corridor?)
- Does the project obstruct unique views from other developments or vantage points?
- Is the project out of character in an area with unique aesthetic features?
- Does the scale (height, bulk) of the project exceed that existing in the surrounding area? (This criterion usually applies within already urbanized areas)?
- Does the Project result in sun/shadow effects on adjacent land uses?

The certified FEIR concludes that implementation of the proposed project would not exceed any of the identified *State CEQA Guidelines* or Los Angeles County *Environmental Document Reporting and Procedures Guidelines* which are the criteria which establish a significant aesthetic impact. The project will not introduce elements which will substantially detract from the existing aesthetic character or primary aesthetic resources of the area. The height and bulk of structural elements proposed by the project would be compatible, and create a visual relationship, with existing development in the project vicinity. The project would not obstruct views from County designated scenic highways.

Although significant impacts to aesthetic and/or visual resources would not result with implementation of the project, the following mitigation measures are proposed to further reduce insignificant impacts:

4.1-1. The primary east-west ridgeline along the northern project boundary shall be retained in undisturbed natural open space to provide for a natural viewshed backdrop;

4.1-2. Approximately 70 acres of the project site has been or is proposed to be dedicated to the Santa Monica Mountains Conservancy for preservation of significant aesthetic resources. Those portions not currently dedicated as undisturbed open space shall dedicated prior to issuance of a grading or building permit, whichever occurs first; and

4.1-3. A comprehensive landscape plan shall be approved by the County, prior to the issuance of a grading permit or building permit, whichever occurs first.

No unavoidable significant impacts with regard to aesthetics and visual resources would result with the implementation of the project, as concluded in the certified FEIR.

## Analysis of the Amended Project

Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units, a reduction of 61 residential units from the certified FEIR (375 residential units), which reduces the overall impacts upon aesthetics and visual resources. Further, the Amended Project proposes 84.8 acres of open space lots, an increase of 13.4 acres of open space from the certified FEIR (71.4 acres) and an increase of 0.7 acres of open space from the certified FEIR First Addendum (84.1 acres). Lastly, the certified FEIR First Addendum proposed a reduction in grading quantities from the certified FEIR (2.2 million cubic yards) to 1.8 million cubic yards. All grading limits and building envelopes of the Amended Project will remain the same

as those of the certified FEIR First Addendum, including leaving portions of four drainage courses in their natural state (refer to Figure 4.0).

The Amended Project proposes a recreation center to be located on a site previously approved for four single family residential lots and a short cul-de-sac street serving these lots. The building pad of the recreation center site will coincide with the combined building pads and cul-de-sac (refer to Figure 7.0).

The building setbacks will be similar to those required for the single family homes. Therefore, both on-site and off-site visual impacts will be similar to those that would have existed for the four residential homes (refer to Figure 7.0). In addition, the architectural design of the recreational facility buildings will be consistent with the approved Community Character Booklet.

As such, the proposed modifications of the Amended Project, including addition of the recreation center, will not be substantially different from the project analyzed in the certified FEIR First Addendum and the same mitigation measures (4.1-1 through 4.1-3) will be implemented as for the certified FEIR. Therefore, no new or substantially greater visual impacts beyond those previously identified in the certified FEIR and certified FEIR First Addendum would occur as a result of the Amended Project.

## CERTIFIED FEIR SECTION 4.2 - AIR QUALITY

### Summary of Analysis in Certified FEIR

The certified FEIR states that: construction and operation of the proposed project would generate pollutant emissions from the following activities: (1) grading operations/soil disturbance; (2) emissions from construction activity and vehicular trips; (3) fugitive dust emissions from construction activity; (4) erosion "spill-over" from construction activity; (5) application of architectural surface treatments; and (6) vehicular exhaust (traffic) from project operation.

<u>Temporary grading and construction emissions</u> would occur during project buildout and include on-site generation of dust and equipment exhaust, and off-site emissions from construction vehicular traffic.

<u>Air pollution emissions associated with project occupancy and operation</u> would be generated by the operation of motor vehicles traveling throughout Southern California. Secondary impact potential would be derived from energy consumption in power plants or on-site heaters, stoves, water heaters, etc.

The certified FEIR recommends several mitigation measures (4.2-1 through 4.2-3) to reduce air quality impacts associated with construction activities to less than significant (see Section 4.2.2 of the certified FEIR for a complete list of mitigation measures).

The certified FEIR further states that although all mobile source emissions are predicted to be at or below SCAQMD significance thresholds, the following mitigation is recommended:

4.2-4. Homes shall be built to meet minimum statewide energy conservation requirements.

4.2-5. Homes shall include as an option the following residential design features that encourage trip elimination or trip diversion to alternative transportation:

- Pre-wired for various telecommunications systems access for in-home offices
- Pre-wired for 220V electric vehicle charging systems

The certified FEIR concludes that the proposed project would contribute to the continued regional air quality degradation by exceeding SCAQMD significance thresholds as construction activity related emissions would exceed significance thresholds. With incorporation of the recommended mitigation measures, short-term construction activity impacts would remain significant, but the number of days that thresholds would be exceeded would be reduced. Operational impacts would not be significant; however, mitigation measures are recommended due to the non-attainment status of the (South Coast Air) Basin.

## Analysis of the Amended Project

Since certification of the FEIR by the Board of Supervisors on August 10, 2004, which approved 375 residential units, the Planning Commission approved on July 18, 2012 the reduction to 314 residential units and reduced grading quantities from 2.2 million cubic yards to 1.8 million cubic yards without any corresponding reduction in the mitigation measures previously approved, as discussed in the certified FEIR First Addendum. As such, the mitigation measures (4.2-1 through 4.2-5) originally approved exceed those that would have been required for the certified FEIR First Addendum project.

The Amended Project proposes a substantially reduced amount of grading and infrastructure work as analyzed in the certified FEIR and similar to the discussion in the certified FEIR First Addendum. As such, the same mitigation measures will be implemented as stated in the certified FEIR. Therefore, no new or substantially greater temporary air quality impacts beyond those previously identified in the certified FEIR and certified FEIR First Addendum would occur as a result of the Amended Project.

Along with the reduction in the number of residential units from 375 (certified FEIR) to 314 (certified FEIR First Addendum and the Amended Project), the Amended Project proposes the addition of an on-site recreation center. The addition of an on-site recreation center for use by the project residents will reduce the number of vehicle trips by residents who would seek similar recreational opportunities off-site in the absence of an on-site facility. Additional off-site vehicle trips generated by the recreation center personnel are anticipated to be minimal.

As such, the proposed modifications of the Amended Project propose no significant change in project improvements that would increase operational air quality impacts from those analyzed in the certified FEIR and the certified FEIR First Addendum, with the same mitigation measures to be implemented as stated in the certified FEIR and the MMP.

# CERTIFIED FEIR SECTION 4.3 - BIOLOGICAL RESOURCES

## Summary of Analysis in Certified FEIR

The certified FEIR states that the Deerlake Ranch project would result in direct impact on the initial loss of habitats by grading and construction, and indirect impact related to disturbance from construction, such as

dust and noise, or from activities of future residents. There would be a total of 142 acres of permanent impact on-site vegetation by project implementation, including a loss of 2.39 acres of coastal sage scrub/non-native grassland, a loss of 0.68 acres of coast live oak woodland, a loss of 0.02 acre of willow woodland, and a loss of 2.53 acres of non-native grassland.

Impacts to non-native annual grassland are considered to be below a level of significance. The removal of 0.01 acre of eucalyptus grove is considered to be beneficial and below a level of significance. Previously developed and graded areas provide little habitat for native species, thus a loss of approximately 11.19 acres would result with implementation of the project and is considered to be below a level of significance.

Implementation of the project would result in the direct impacts to approximately 61.02 acres of Plummer's mariposa lily habitat and 1,793 individuals identified on-site, including one acre of high density habitat. Impacts to the estimated 1,783 individuals are considered significant if left unmitigated. However with mitigation measure (4.3-4), impacts to Plummer's mariposa lilies would be reduced below a level of significance

Regarding impact to wildlife, the FEIR states: Implementation of the project would not result in an impact to any state or federally listed wildlife species. As indicated in Section 4.3.1, specific sensitive species surveys have been conducted for the coastal California gnatcatcher, least Bell's vireo, southwestern willow flycatcher and the California red-legged frog. None of these sensitive species were identified onsite, nor are they expected to occur onsite.

The following mitigation measures were recommended in the certified FEIR to ensure biological resource impacts would be less than significant. If sensitive plant and wildlife species are found on the additional 13 acres, additional mitigation measures shall be developed under approval of the appropriate agencies.

4.3-1. An off-site mitigation parcel shall be dedicated to Los Angeles County or a public conservation agency to the satisfaction of Los Angeles County Department of Regional Planning. The mitigation parcel shall be of a minimum size of the collective total of all on-site project sensitive vegetation impacted (but not less than 68 acres) and shall be adjacent to or and contiguous with permanent open space of comparable size;

4.3-2. The applicant shall mitigate impacts to 0.03 acre of onsite willow woodland based on recommendations of the project biologist (see Appendix G of the certified FEIR) and to the satisfaction of the California Department of Fish and Game ("CDFG", now California Department of Fish and Wildlife) and the Los Angeles County Department of Regional Planning. The mitigation plans shall be reviewed and approved by these agencies prior to the issuance of grading permits. This mitigation measure will be implemented on the mitigation parcel with 0.12 (Section 3.3.2, Revision C of Final EIR) acre (representing a minimum 4:1 ratio);

4.3-3. All eucalyptus shall be removed from open space portions of the project site to enhance the biological values of open space areas, reduce the risk of a canopy fire, and prevent further encroachment of eucalyptus into native habitats to the satisfaction of the Los Angeles County Department of Regional Planning prior to the issuance of grading permits. To avoid impacts

to nesting birds such removal shall be implemented outside of the avian nesting season from March 15 to August 15;

4.3-4. Impacts to Plummer's mariposa lily shall be mitigated through a 2:1 replacement of impacted individuals and an additional 2:1 replacement through preservation. Relocated Plummer's mariposa lily will be planted on the mitigation parcel. A qualified biologist/botanist shall oversee all aspects of this mitigation plan per the recommendations of the project biologist (included in Appendix G of the certified FEIR);

4.3-5. If earthmoving activities are scheduled to start at the site between April 10 and August 15 (the vireo nesting season) a qualified biologist will perform a one-day survey of the potential vireo habitat for the presence of nesting vireos not more than seven days prior to the start of such earthmoving activities. If any nesting vireos are observed, no work (vegetation clearing, earthmoving, or construction) may occur on the plateau above the riparian habitat within 150 feet of the nest, or in the riparian habitat within 500 feet of the nest. If any nesting vireos are observed, the qualified biologist will monitor activities occurring with 1,000 feet of the nest to ensure compliance with this condition;

4.3-6. If earthmoving activities start outside the vireo nesting season (August 16 through April 9), no additional vireo surveys will be required, unless (during the vireo nesting season) said work ceases for a period of more than 15 days before beginning again. In such case, the restart of earthmoving activities will be considered as a new start of earthmoving activities, subject to the condition above;

4.3-7. A storm water pollution prevention plan (SWPPP) shall be in place to direct prevention and/or minimization of storm water runoff from the work site during construction to prevent/minimize impacts to riparian/wetland vegetation and its associated species;

4.3-8. Special construction methods as recommended by the project bridge engineer (see Appendix D of the certified FEIR) shall be implemented to incorporate clear spans across Devil Canyon for the proposed bridges;

4.3-9. Coastal sage impacts of 2.39 acres will be mitigated to the satisfaction of the Los Angeles County Department of Regional Planning through the preservation of a minimum 4.78 acres of coastal sage scrub or coastal sage scrub/chaparral ecotone on the mitigation parcel;

4.3-10. Coast live oak woodland impacts of 1.3 acres will be mitigated to the satisfaction of the Los Angeles County Department of Regional Planning through the preservation of 2.6 acres (which represent a 2:1 mitigation ratio) on the project site and the mitigation parcel.

4.3-11. All manufactured slopes outside of the irrigated fuel modification zone shall be landscaped with locally indigenous plant materials in accordance with the landscape concept contained in Exhibit 2.9 and to the satisfaction of the Los Angeles County Department of Regional Planning.

4.3-12. All impacted oak trees, totaling 42, shall be mitigated (2:1 replacement with 15 gallon trees). All oak tree mitigation shall be monitored by a qualified arborist, in accordance with the

established preservation program included in the Oak Tree Report (see Appendix H of the certified FEIR);

4.3-13. Copies of the final Oak Tree Report and the Los Angeles County approved Oak Tree Permit will be maintained on-site during construction. Implementation of work approved by the Oak Tree Permit shall not begin prior to issuance of a grading permit;

4.3-14. Prior to any construction activity, the applicant shall have a qualified biologist survey the project site for the presence of any occupied raptor nests, as protected by the Migratory Bird Treaty Act. If such a nest is found, it will be avoided and protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code based on the recommendations of the project biologist (see Appendix G of the certified FEIR). During nesting (March 15th to August 15th) occupied nests shall be avoided through implementation of a 300 foot buffer zone for nesting bird and a 500 foot buffer zone for nesting raptors. Should construction activities encroach into these identified buffer zones, noise barriers shall be constructed to minimize noise impacts to the birds and ensure that noise levels do not exceed 65db CNEL;

4.3-15. Light poles shall be 14 feet high instead of 26 feet high and all streetlights potentially affecting open space areas shall be fitted with baffles to eliminate direct shine into open space areas. Security lighting shall be low intensity, shielded, directed downward and away from open space areas. Use of motion detectors shall be maximized for outdoor lighting; and

4.3-16. Mitigation required for impacts to areas identified within the jurisdiction of the Corps Clean Water Act Section 404 Permit and/or a CDFG Section 1603 Streambed Alteration Agreement shall be determined during agency permitting subsequent to EIR certification. The applicant shall be responsible for the development of a mitigation plan in accordance with the Corps' Mitigation and Monitoring Guidelines.

The FEIR concludes that with implementation of the recommended mitigation measures, no significant impacts to biological resources would occur.

## Analysis of the Amended Project.

Since certification of the FEIR by the Board of Supervisors on August 10, 2004, the Planning Commission approved an Amended VTTM (Second Amendment) on July 18, 2012, which proposed a reduction in the number of residential units from 375 to 314, a reduction in grading quantities from 2.2 million to 1.8 million cubic yards, and an increase in open space lots from 71.4 acres to 84.1 acres. In addition, sections of four major drainage courses were left in their natural state by the 2012 Amended Map within the certified FEIR First Addendum.

Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units. The Amended Project proposes to maintain the 1.8 million cubic yards of grading, and increase the area of open space lots from 84.1 acres to 84.8 acres. All grading limits and building envelopes will remain the same as those of the certified FEIR First Addendum.

In addition, since certification of the FEIR, the loss of 2.39 acres of coastal sage scrub/non-native grassland (Mitigation Measure 4.3-9), 0.68 acres of coast live oak woodland (Mitigation Measure 4.3-10), and 0.02 acre of willow woodland (Mitigation Measure 4.3-2) have been mitigated by dedication of 160 acres of permanent open space to the Mountains Recreation & Conservation Authority ("MRCA"; Mitigation Measure 4.3-1). Further, all mariposa lily mitigation (Mitigation Measure 4.3-4) has been completed by transplanting all lily bulbs to the MRCA mitigation land.

Applicable permits have been obtained from the U.S. Army Corps of Engineers ("USACE"; 404 Permit SPL-2008-00523-AOA), the Regional Water Quality Control Board ("RWQCB"; 401 Certificate 11-154), and the California Department of Fish and Wildlife ("CDFW"; 1602 Streambed Alteration Agreement 1600-2003-5131-R5), in satisfaction with Mitigation Measure 4.3-16. All scopes of work and conditions stated in these permits will apply to the Amended Project.

As such, the proposed modifications of the Amended Project propose no significant change in project improvements that would increase impact on biological resources from those analyzed in the certified FEIR and certified FEIR First Addendum. All remaining mitigation measures will be implemented as proposed in the certified FEIR and the MMP although the project impact has been reduced by the previous certified FEIR First Addendum, and will be further reduced by the Amended Project.

## CERTIFIED FEIR SECTION 4.4 - CULTURAL RESOURCES

### Summary of Analysis in Certified FEIR

In accordance with CEQA Section 21083.2 and Appendices G and K of the *State CEQA Guidelines*, project impacts to archaeological resources are considered significant if project activities could cause the loss, destruction or other damage to a prehistoric or historic archaeological site that has been identified as unique or important. Further outlined in *State CEQA Guidelines* Appendix G, implementation of the proposed project would result in a significant impact upon cultural resources if the project:

- Causes a substantial adverse change in the significance of a historical or archaeological resource;
- Directly or indirectly destroys a unique paleontological resource or site or unique geologic feature; and
- Disturbs any human remains, including those interred outside of formal cemeteries.

The project site was intensively surveyed on two occasions. Initially, eight archaeological sites were recorded (Bissell and Becker, 1990). The following three sites were thought to be historical in nature: CA-LAN-1740, -1741H, and –1742H. The remaining five sites, (CA-LAN-209, -649, -1743, -1744, and –1745) are all prehistoric. A subsequent survey (W&S Consultants, 2000a) resulted in the identification and recording of two additional prehistoric archaeological sites as shown on Figure 4.4.1 of the certified FEIR: CA-LAN-2826 (W&S-1) and CA-LAN-2827 (W&S-2). In addition, a survey was completed in December 2000 on an additional 13 acres acquired by the applicant subsequent to the initial site surveys. No cultural resources of any kind were identified within this additional property (W&S Consultants, 2000c).

Preliminary assessments of these resources suggested that the seven prehistoric archaeological sites were all intact and had the potential to be significant. Two of the three previously recorded historical sites (CA-

LAN-1741H and –1742H) were found to consist of the foundations of demolished structures that were associated with contemporary trash and debris. Although they appear to be post World War II and possibly may have met the minimum age requirement of 50 years for historical resources, they were found to be entirely lacking in integrity and thus have no significance from an archaeological perspective. Based on these considerations, they were not considered significant or unique cultural resources. The last historical site (CA-LAN-1740H) is a sandstone and mortar bridge that was thought to be potentially significant from historical, architectural and/or engineering perspectives.

Based on the previous surveys and the findings of the Phase I surface survey, Phase II test excavations and determinations of site significance were conducted (W&S Consultants, 2000b). Procedures followed in the collection of data useful for establishing the nature and significance of the prehistoric sites included mapping, surface collecting of artifacts, and test excavation of pits to establish the presence or absence of a subsurface archaeological deposit. Fieldwork at the one historical site was directed towards field documentation through photography, mapping and analysis to determine whether this feature maintained integrity. The eight relevant sites considered during the Phase II excavation and previous work on those sites are summarized in Section 4.4.2

Implementation of the project would not exceed any of the identified *State CEQA Guidelines* (Appendix G) or Los Angeles County *Environmental Document Reporting and Procedures Guidelines* which are the criteria which establish a significant cultural resources impact.

The certified EIR concludes that the project would not result in adverse impacts to significant cultural resources.

## Analysis of the Amended Project.

The Amended Project proposes 84.8 acres of open space lots, an increase of 13.4 acres of open space from the certified FEIR (71.4 acres) and an increase of 0.7 acres of open space from the certified FEIR First Addendum (84.1 acres). The grading limits and building envelopes of the Amended Project will remain the same as those of the certified FEIR First Addendum. In addition, sections of four major drainage courses will be left in their natural state by the 2012 Amended Map (Second Amendment) within the certified FEIR First Addendum. Further, the Amended Project will only disturb the areas previously identified for disturbance within the certified FEIR First Addendum.

As such, the proposed modifications of the Amended Project propose no significant change in project improvements that would increase impacts on cultural resources from those analyzed in the certified FEIR and certified FEIR First Addendum. The recommended mitigation measure 4.4-1 will be implemented as proposed in the certified FEIR and the MMP although the project impact has been reduced by the previous certified FEIR First Addendum, and will be further reduced by the Amended Project.

# CERTIFIED FEIR SECTION 4.5 - GEOLOGY AND SOILS

## Summary of Analysis in Certified FEIR

As defined in the *State CEQA Guidelines*, project impacts to geological resources are considered significant if any of the following occurred:

- The project would pose an increased risk, which is greater than average for the southern California region, to public safety or destruction of property by exposing people, property, or infrastructure to seismically-induced hazards such as; earthquakes, landslides, mudslides, ground failure and other similar hazards;
- The project results in substantial soil erosion or the loss of topsoil;
- The project is located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse;
- The project is located on expansive soil, creating substantial risks to life or property; and
- Soils are incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

The certified FEIR states that no observable Holocene Age faults occur on the project site. Older faulting does occur on-site as existing zones of weakness that may be susceptible to minor displacement as a secondary response to primary faulting along nearby active faults. However, the project has been designed to mitigate this condition through the construction of uniform, engineered fill cap in conjunction with stiffened foundation systems in these locations. The depth of removal and recompaction associated with the construction of these fill caps will be developed as part of the final project grading plans. Therefore, impacts would be less than significant.

Implementation of the project would involve a grading program to excavate an estimated 1.8 million cubic yards of earth with the majority of the cuts less than 40 feet deep. Soils within the project area would be subject to exposure to wind and water erosion during site preparation. However, erosion associated with site preparation would be temporary and would cease upon completion of construction activities. The potential for erosion also exists associated with the sandy terrace and crystalline bedrock materials that would be used to construct fill slopes and for natural slopes above the graded pad and parking areas. Where needed, appropriate slope stabilization would be implemented to mitigate these impacts. No significant erosion impacts would result from the project.

The project would not pose an increased risk, greater than generally accepted under current codes and standards for the southern California region, to public safety with regard to seismic hazards. Nor would the project result in the destruction of a unique geologic feature. The potential for slope instability and erosion does exist with implementation of the project; however adherence to applicable regulations, standards, and procedures would reduce these impacts to less than significant."

Specific mitigation measures (4.5-1 through 4.5-15) are listed in Section 4.5.4 of the certified FEIR.

## Analysis of the Amended Project.

The Amended Project proposes 84.8 acres of open space lots, an increase of 13.4 acres of open space from the certified FEIR (71.4 acres) and an increase of 0.7 acres of open space from the certified FEIR First Addendum (84.1 acres). The certified FEIR First Addendum proposed a reduction in grading quantities from the certified FEIR (2.2 million cubic yards) to 1.8 million cubic yards. All grading limits and building

envelopes of the Amended Project will remain the same as those of the certified FEIR First Addendum, including leaving portions of four drainage courses in their natural state (refer to Figure 4.0).

In addition, the Amended Project proposes to remove and relocate six residential lots from an area designated as a geological RUA. By relocating the lots, the residential uses within the RUA have been eliminated (refer to Figure 6.0).

All mitigation measures within Section 4.5.4 of the certified FEIR, and those listed in the MMP, will apply to the Amended Project. As such, the mitigation measures originally approved exceed those that would be required for the certified FEIR First Addendum and the Approved Project.

As such, the proposed modifications of the Amended Project propose no significant change in project improvements that would increase impact on site geology and soils from those analyzed in the certified FEIR and certified FEIR First Addendum, with the same mitigation measures to be implemented as stated in the certified FEIR and MMP.

## CERTIFIED FEIR SECTION 4.6- HYDROLOGY AND WATER QUALITY

### Summary of Analysis in Certified FEIR

The project site is located within the 1,608 square mile Los Angeles River Watershed, which is composed of five primary drainage basins, including the Upper Los Angeles River Basin, and discharges into the Pacific Ocean through the Los Angeles/Long Beach Harbor. This basin includes the San Fernando Hydrographic Unit, which in turn, is comprised of five tributary drainages, including Bell Canyon. The Bell Canyon drainage includes the Browns Canyon Wash, which is the receiving drainage for storm water runoff from the project site, via Devil Canyon.

The project site is located within a 325-acre sub-drainage area tributary to the Devil Canyon/Browns Canyon drainages. The site constitutes 235 acres of that sub-drainage area, of which 226.3 acres discharge into Devil Canyon, and 8.7 acres discharge through a 30-inch pipe into Caltrans (SR-118) right-of-way and into Brown Canyon.

The project site is subject to the following regulatory oversight with regard to hydrology and water quality.

- Federal Clean Water Act (NPDES): Established regulations for municipal and industrial storm water discharges under the National Pollutants Discharge Elimination System (NPDES) program, which requires NPDES permits for storm water discharges from storm drain systems[5] to waters of the United States.
- Standard Urban Storm Water Mitigation Plan: The municipal storm water NPDES permit issued to Los Angeles County by the Los Angeles RWQCB requires the development and implementation of a program addressing storm water pollution issues in development planning for private projects. This requirement is based on federal and state statutes, including: Section 402 (p) of the Clean Water Act, Section 6217 of the Coastal Zone Act Reauthorization Amendments of 1990, and the California Water Code. The Standard Urban Water Mitigation Plan (SUSMP) was developed as part of the NPDES program to address storm water pollution from new development by the private sector. This SUSMP

contains a list of the minimum required Best Management Practices (BMP's) that must be used for a designated project.

As stated in the certified FEIR, a significant project impact would occur if one or more of the following were to occur:

- The peak storm water runoff from the site after development (Q50c) would exceed the existing peak runoff (Q50bb);
- Peak runoff from the site would exceed the capacities of existing storm drain structures and/or drainage courses;
- Peak runoff from the site would increase high water elevations within existing drainage courses;
- The project would cause flooding of adjacent or downstream properties;
- The project would increase existing storm water runoff pollutant loads, or introduce new pollutants, which would be discharged into existing drainage courses;
- The project would adversely impact those Total Maximum Daily Loads (TMDL) criteria within the Los Angeles River Watershed which are listed in the Unified Watershed Assessment (UWA); and
- The project failed to employ BMP's and otherwise not comply with the Urban Storm Water Mitigation Plan ("USWMP").

The certified FEIR further states that although peak storm water runoff from these pervious surfaces would increase during significant storm events, the total peak storm water runoff volume from the entire drainage area, including the site after development, would be reduced because of the removal of approximately 4,590 cubic yards of solid (bulk and burn) materials by four proposed debris basins (see Figure 4.6.2 of the certified FEIR), and the removal of 44.2 acres of vegetation for building and paving. Specifically, the total peak storm water runoff after development from the drainage area discharging through Location "A" will be reduced from Q50bb = 876.4 cubic feet per second (cfs) to Q50c = 458.0 cfs. In addition, peak storm water runoff after development discharging at Location "B" will be reduced from Q50bb = 61.5 cfs to Q50c = 48.2 cfs. Therefore, the existing 30-inch CMP will still be adequate to accommodate the storm water discharge after development.

As a result of this reduction in the volume of peak storm water runoff, downstream drainages would not be adversely impacted in regard to increased peak flow, velocity or water surface elevations.

The certified EIR states that the project would be constructed to the standards and specifications of the Los Angeles County Flood Control District and the Department of Public Works. In addition, the project would be designed and constructed in compliance with the Standard Urban Storm Water Mitigation Plan For Los Angeles County and Cities In Los Angeles County (SUSMP), NPDES permit and all other applicable state regulations.

A Storm Water Pollution Prevention Plan (SWPPP) would be prepared, utilizing BMP's, as listed in the SUSMP, to ensure compliance with the above regulations both during and after construction. BMP's would include measures which would prevent or minimize storm water pollutants of concern, including the TMDL criteria specified in the Watershed Management Initiative as it pertains to the Los Angeles River Basin.

Implementation of these BMP's will prevent or decrease several TDML pollutants from discharging into the Los Angeles River Watershed, including the following:

- Trash, particularly organic materials due to construction of debris basins and catch basin inserts
- Nitrites (NH3) due to the reduction in discharge of organic materials

In addition, the project would be served by a public sanitary sewer system, thereby precluding pollution (coliform) of drainage courses from domestic sewage discharge.

Although some hydrocarbons (oil) from automobiles can be expected to be deposited onto road surfaces under normal operations, provisions will be made to filter out these hydrocarbons within the "first flush" of a storm event to a less than significant level.

A SUSMP shall be developed for the project site identifying any pollutant sources that may affect storm water quality after project completion. The following measures shall be included in the SUSMP:

- Inserts shall be included in catch basins and continuous deflection units to filter storm water runoff prior to discharging to the ocean storm drain system, consistent with Compliance Strategies for trash reduction implementation measures of the Draft Basin Plan, *Trash Total Maximum Daily Loads for the Los Angeles River*, dated January 22, 2001;
- Catch basins and storm drain inlets shall be labeled "No Dumping – Drains to Ocean" to discourage illegal dumping.;
- Streets within the proposed residential development shall be swept on a regular basis;
- Signs shall be posted through the proposed development with prohibitive language and/or graphical icons to discourage illegal dumping;
- Non-toxic pesticides and fertilizers shall be used in landscaped areas of the project;
- All graded slopes shall be planted on a timely basis to prevent erosion;
- Homeowners shall be provided with information form the County Department of Public Works (DPW) Environmental Planning Division's concerning recycling of household products, disposal of hazardous wastes, disposal of yard wastes, tire recycling, and preventing pollution of storm drain systems with trash; and
- Require developer-owners to execute and record the County DPW's *Maintenance Covenant For Standard Urban Stormwater Mitigation (SUSMP)* pursuant to Section 106.4.3 of the County Building Code and Title 12, Chapter 12.8 of the County Code.

The certified FEIR concludes that implementation of the proposed project would result in a decreased flow due to inclusion of four debris basins in the project design. The project would be constructed to the standards and specifications of the Los Angeles County Department of Public Works. In addition, a SUSMP would be developed for the project to further ensure impacts would be less than significant. The project is not anticipated to result in a significant adverse impact on the capacities of existing or proposed storm drain facilities, nor is it anticipated to adversely impact downstream hydrology or water quality.

## Analysis of the Amended Project.

Since certification of the FEIR, the FEIR First Addendum was certified with a reduction in the number of residential units from 375 to 314, a reduction in grading quantities from 2.2 million to 1.8 million cubic yards, an increase in open space lots from 71.4 acres to 84.1 acres. In addition, sections of four major drainage courses traversing the property were left in their natural state by the 2012 Amended Map within the certified FEIR First Addendum.

Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units. The Amended Project proposes to maintain the 1.8 million cubic yards of grading, and increase the open space lots from 84.1 acres to 84.8 acres. All grading limits and building envelopes will remain the same and sections of four major drainage courses will remain in their natural states same as in the certified FEIR First Addendum.

As a result of the reduction in residential lots and the increase in open space, including reaches of four natural drainage courses, the area of pervious surfaces has been reduced, thereby reducing peak flow run-off. In addition, the decrease in residential lots will decrease the amount of solids associated with urban storm water runoff, and also reduce the trace amounts of hydrocarbons on the streets.

Similar to the certified FEIR First Addendum, the Amended Project will not alter any existing drainage course, or modify any site drainage patterns. Further, the Amended Project will comply with the requirements of the all Drainage Concepts, Hydrology Studies, and Standard Urban Stormwater Mitigation Plans (SUSMP), which were conceptually approved on 11/25/2003, 12/28/2006, 08/23/2007, and 08/29/2011, including compliance under the County's NPDES Permit (MS4 Permit) to the satisfaction of the County Department of Public Works. In addition, a SWPPP will be prepared, utilizing BMP's, as listed in the SUSMP, to ensure compliance with the above regulations both during and after construction.

Since certification of the FEIR, the project has received permits from the USACE, the RWQCB, and the CDFW, as required by federal, state and County regulations.

All mitigation measures (4.6-1 through 4.6-4) listed in the certified FEIR, and those required by the above-listed permitting agencies, will be applied to the Amended Project.

As such, the proposed modifications of the Amended Project propose no significant change in project improvements that would increase impact on site hydrology from that analyzed in the certified FEIR and certified FEIR First Addendum with the same mitigation measures to be implemented as stated in the certified FEIR and MMP.

# CERTIFIED FEIR SECTION 4.7 - NOISE

## Summary of Analysis in Certified FEIR

The State Department of Health Services has prepared Land Use Compatibility Guidelines for evaluating community noise impacts. The County of Los Angeles has adopted local guidelines which are consistent with the state community noise guidelines for use in evaluating the compatibility of various land use types with a range of noise levels. A CNEL value of 65 dB(A) is considered the dividing line between clearly acceptable

and normally acceptable noise environments for many noise sensitive receptor land uses, including residential uses such as those within the project area.

An interior CNEL of 45 dB(A) is mandated by multiple family dwellings in Title 24 of the California Code of Regulations. In 1988, the State Building Standards Commission recommended that the 45 dB CNEL interior standards be expanded to include all habitable rooms for all residential occupancy, including single family. The County of Los Angeles has required a 45 dB(A) CNEL interior standard for all occupancies well before the adoption of the statewide guidelines. Since typical noise attenuation within residential structures with closed windows is about 20 dB, an exterior noise exposure of 65 dB CNEL is generally the noise land use compatibility guideline for new residential dwellings in threshold where noise begins to substantially interfere with enjoyment of any outdoor recreational amenity. Mitigation of exterior noise to at least 65 dB CNEL is normally required for residential projects in Los Angeles County for any usable outdoor space.

Construction noise sources are not strictly relatable to a 24-hour community noise standard, because they only occur during selected times and the source strength varies sharply with time. Further, construction activities would not represent a chronic permanent noise source. To abate the potential nuisance from construction noise, especially in very close proximity to any nearby noise-sensitive development, the Los Angeles County Noise Ordinance (Section 12.08.440) limits the hours of allowable construction activities and establishes noise performance standards at the nearest residential structures.

Varying levels of construction noise may be heard in different parts of the project site during the project's total construction period. The noise strength of construction equipment ranges widely as a function of the equipment used. Further, short-term variations are strongly influenced by topographical factors that may change during the course of the construction activities. As noise levels generated by heavy equipment can range from approximately 68 dB(A) to noise levels in excess of 100 dB(A) when measured at 50 feet. However, noise levels would diminish rapidly with distance from the construction area at a rate of approximately 6.0 dB(A) per doubling distance.

Noise levels generated during the construction of the project would primarily affect the off-site residents of the Lower Twin Lakes development. Any locations with an uninterrupted line of sight to the construction noise sources could periodically be exposed to temporary noise levels which could exceed the County's Noise Ordinance standards for construction equipment. However, such events would be intermittent due to the intervening terrain. However, the terrain of the project site would shield nearby Twin Lakes residents. In addition, enforcement of the noise ordinance would provide a reasonable measure of protection for nearby residences in those localized instances where major earthwork would occur within close proximity.

With the combination of an adequate distance buffer for most major earthwork associated with the project, terrain shielding for many residential units adjacent to the site, and compliance with County ordinances, construction activities would not result in a significant noise impact on the project site or the adjacent Twin Lakes community.

Without consideration of background freeway noise, the project would create a maximum off-site traffic noise impact of 6.9 dB above the future no project contribution along Mayan Drive east of Topanga Canyon Boulevard. However, this roadway has a high freeway background noise level that would mask any local

roadway noise changes. When the background freeway noise is considered, the project increase would be less than 1.0 dB.

Per the *Land Use Compatibility Guidelines* utilized by the County, the project would result in a significant impact if it causes on-site exterior locations to be exposed to noise levels above County Noise Ordinance standards of 65 dB CNEL. Significant off-site noise impacts would occur when:

- An increase of 5.0 dB(A) or greater noise level occurs from project related activities if levels remain within the same land use compatibility classification; or
- An increase of 3.0 dB(A) or greater in noise level occurs from project related activities which results in a change in land use compatibility classification.

All construction activity occurring on the project site shall adhere to the requirements of the County of Los Angeles Noise Ordinance, Title 12, Section 12.08.440. All stationary and point sources of noise occurring in the project site shall adhere to the requirements of the County of Los Angeles Ordinance No. 11743.

Implementation of the project would not result in significant short-term noise impacts associated with construction activities, due to intervening terrain and compliance with County noise ordinances. Traffic noise would not result in significant impact. On-site noise exposure associated with the project would not be significant with implementation of the above mitigation measures.

## Analysis of the Amended Project.

Since certification of the FEIR, the FEIR First Addendum was certified with a reduction in the number of residential units from 375 to 314, a reduction in grading quantities from 2.2 million cubic yards to 1.8 million cubic yards, an increase in open space lots from 71.4 acres to 84.1 acres. Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units. The Amended Project proposes to maintain the 1.8 million cubic yards of grading, and increase the open space lots from 84.1 acres to 84.8 acres.

The Amended Project proposes a substantially reduced amount of grading as the certified FEIR and a similar amount as the certified FEIR First Addendum, resulting in less or similar short term construction noise and long term traffic noise. The projected construction schedule is anticipated to remain the same as that of the certified FEIR First Addendum Approved Project.

As such, the proposed modifications of the Amended Project propose no significant change in project improvements that would increase impact on site-generated noise from that analyzed in the certified FEIR and the certified FEIR First Addendum, with the same mitigation measures (4.7-1 through 4.7-3) to be implemented as stated in the certified FEIR and MMP.

## CERTIFIED FEIR SECTION 4.8 – PUBLIC SERVICES - FIRE PROTECTION

### Summary of Analysis in Certified FEIR

The project would receive fire protection services from County Fire Station No. 75, located at 23310 Lake Manor Drive in Chatsworth. The station is approximately 5.4 miles southwest of the project site and maintains a three-person engine company. Also, the County Fire Department has an automatic aid agreement with the City of Los Angeles in the event that additional services are needed during an incident. The first-due response unit to the project site would be City Station No. 96, located at 21800 Marilla Avenue in Chatsworth, approximately three miles south of the project site. In addition to Station No. 96, fire protection services would also be provided by City Station No. 28, located at 11641 Corbin Avenue in Porter Ranch, approximately two miles east of the project site.

The project is located within a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). The County of Los Angeles General Plan defines a Fire Zone 4 area as one which has the highest fire hazard potential. Such areas are susceptible to wildland fires because of the hilly terrain, dry weather conditions, and nature of plant cover. The Forester and Fire Warden of the County Fire Department has designated a variety of regulatory programs and standards including an approved fuel modification plan, directed toward the abatement of this fire hazard and reduction of risk to tolerable levels.

As defined in the *State CEQA Guidelines* the project would result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection agencies, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

The project would have additional significant impact on fire and emergency services if:

- It generates demand for additional fire protection or emergency medical service that substantially exceeds the staff and equipment capabilities of any County Fire Department stations serving the property;
- It does not comply with applicable County Fire Department Code and ordinance requirements or standards for construction, water mains, fire-flow and fire hydrants; or
- The proposed project would impair emergency access to the site or cause an increase in emergency response times.

Development of the project would result in the construction of residential uses in an area designated as Fire Zone 4 (Very High Fire Hazard Severity Zone). To mitigate the potential spread of dry brush or wildfire that could occur in this area, it is required that the project applicant implement a fuel modification plan to minimize or retard the spread of dry brush and wildfire into a development area. With implementation of the approved Fuel Modification Plan, wildfire impacts would be reduced to less than significant.

The County of Los Angeles Fire Department has determined that development of the project would require 44 new fire hydrants, located throughout the project site. As indicated, the minimum fire flow requirement is 1,250 gallons per minute (gpm) for two hours with a current required minimum residual pressure of 20 psi. It has been determined by the LACFD that the proposed system would be able to provide fire flow to all

hydrants at pressures greater than this required minimum. No significant impacts on fire-flow requirements or fire regulations would occur with implementation of the project.

Although no significant impacts are anticipated with regard to implementation of the project, the following mitigation measures have been recommended to ensure impacts are minimal.

4.8-1. The project shall incorporate the following County Fire Department requirements regarding access, water mains, fire flows, fire hydrants, and brush clearance into project design:

- Every building constructed shall be accessible to fire department apparatus by way of access roadways, with an all weather surface of not less than the prescribed width, unobstructed, clear-to-sky. The roadway shall be extended within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
- All bridges required to be used as part of a fire access road shall be constructed and maintained in accordance with nationally recognized standards and designed for a live load sufficient to carry a minimum of 75,000 pounds.
- Access to existing fire fighting motorways shall be maintained.
- Fire hydrant spacing shall be 600 feet and shall meet the following requirements:
  - No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.
  - No portion or structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.
  - When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block. Additional hydrants shall be required if hydrant spacing exceeds specified distances.

4.8-2. Streets or driveways within the development shall be provided with the following widths in accordance with County Fire Department and Department of Public Works standards:

- Provide 36 feet width on all collector streets and those streets where parking is allowed on both sides.
- Provide 34 feet width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street.
- Provide 36 feet width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street.

4.8-3. All dwelling units shall be fully sprinkled per NFPA pamphlet 13 D to offset potential response time impacts.

4.8-4. The proposed project shall comply with the fuel modification plan, which has been approved by the Forestry Division of the Fire Department (see Appendix E of the certified FEIR).

4.8-5. The proposed project shall comply with all applicable County Fire Code and Ordinance requests including standards for construction, installation of sprinkler and alarm systems, fire extinguishers, and emergency exits.

As stated above, the project would not conflict with applicable County Fire Department Code and ordinance requirements or standards for construction, access, water mains, fire-flow and fire hydrants and would not impair emergency access to the site or cause an increase in emergency response times. Impacts on fire protection services would not be significant. Mitigation measures are recommended to ensure impacts would remain minimal.

## Analysis of the Amended Project.

Since certification of the FEIR, the FEIR First Addendum was certified with a reduction in the number of residential units from 375 to 314. Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units.

All mitigation measures (4.8-1 through 4.8-5) previously identified within the certified FEIR, including fuel modification plans and requirements, will be implemented as part of the Amended Project, including the construction of a helispot in the northeasterly portion of the project.

As with the certified FEIR and the certified FEIR First Addendum, the Amended Project, including the recreation center, would be subject to County Building and Safety and Fire Code requirements for Fire Zone 4, as well as conditions of approval specified by the Los Angeles County Fire Department.

As such, the proposed modifications of the Amended Project propose no significant change in project improvements that would increase impact on fire protection services from those analyzed in the certified FEIR and the certified FEIR First Addendum, with the same mitigation measures to be implemented as stated in the approved certified FEIR and MMP.

# CERTIFIED FEIR SECTION 4.9 - PUBLIC SERVICES - POLICE PROTECTION

## Summary of Analysis in Certified FEIR

Police protection services within the County are provided by the Los Angeles County Sheriff's Department. The project would be served by the Lost Hills/Malibu Station which is located at 27050 Agoura Road in Calabasas, approximately 25 miles southwest of the project site.

As defined in the *State CEQA Guidelines* the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered police protection agencies, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

Additionally, project impacts on police protection services would be considered significant if either of the following would result:

- The population increase resulting from the project substantially reduces the standard officer to population ratio of the County (one officer per 1,000 populations) in which the project is located.
- Emergency response times are inhibited by increasing roadway congestion within an area either during construction or upon post-construction occupancy.

As stated in the certified FEIR, the addition of 538 residences would increase calls for police protection service to this area and may necessitate a change in the Lost Hills/Malibu Station's deployment of deputies. However, implementation of the project would serve to increase the existing funding mechanisms (i.e., property taxes) for any additional officers required to serve the project area. Therefore, impacts would not be considered significant.

Emergency access to the project would be provided by the existing and proposed street system. Further, implementation of the project would improve emergency access to the existing Twin Lakes community. The project would be designed in accordance with Los Angeles Municipal Code requirements, including regulation of street widths, street lighting, and street signage. Implementation of mitigation measures would reduce impacts on all affected intersections to less than significant. Therefore, no significant impact with regard to emergency access would result.

Although no significant impacts are anticipated, the following mitigation measures are recommended to ensure impacts upon police protection services remain less than significant:

- Prior to recordation of the Final Tract map, the applicant shall provide the Los Angeles County Sheriff's Department's with a diagram of the project, including access routes, addresses, and any information that might facilitate police response.
- (Note: Although not part of the original DEIR, the certified FEIR included the requirement to construct a Sheriff's Storefront Facility on the site)

Although this increase would not result in a significant change in the current officer to resident ratio, the Sheriff's Department indicated implementation of the project would require additional officers. However, the increase in existing funding mechanisms (i.e., property taxes) would provide for the additional personnel. Therefore, no significant impacts are anticipated.

## Analysis of the Amended Project.

Since certification of the FEIR, the FEIR First Addendum was certified with a reduction in the number of residential units from 375 to 314. Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units.

All mitigation measures (4.9-1 through 4.9-3) previously identified will be implemented as part of the Amended Project, including the construction of a Sheriff's Storefront Facility in the southwesterly portion of the project to enhance police services for the project and the surrounding community.

As such, the proposed modifications of the Amended Project propose no significant change in project improvements that would increase impact on police protection services from those analyzed in the certified FEIR and certified FEIR First Addendum, with the same mitigation measures to be implemented as stated in the certified FEIR and MMP.

## CERTIFIED FEIR SECTION 4.10 - PUBLIC SERVICES - SCHOOLS

### Summary of Analysis in Certified FEIR

The project site currently has no student population. LAUSD provides primary and secondary public education services for the project area. The project is located within the attendance boundaries of four public schools (see Figure 4.8.1 of the certified FEIR). These schools are: Chatsworth Elementary School (Grades K-5); Germain Elementary School (Grades K-5); Lawrence Middle School (Grades 6-8); and Chatsworth Senior High School (Grades 9-12).

In addition, two private schools serve the project area: Sierra Canyon School (K-12 grades), and Chatsworth Hills Academy (K-8 grades).

As defined in the *State CEQA Guidelines* the proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.

In addition, based on criteria established by the County and input from LAUSD, impacts associated with the project upon school facilities would be considered significant if any of the following occurred:

- The population increase resulting from the project, based on the increase in residential units, would create or exacerbate over capacity conditions at a school that serves the project or create capacity problems at the district level.
- Population increases from the project would result in construction of new school facilities, a major redistribution of students or classrooms, major revisions to the school calendar, or other capacity-accommodating actions.

There are two elementary schools which students from the project could attend. The project site is located within the existing boundaries for both Chatsworth Elementary School and Germain Elementary School. These schools, projected to have 125 and 228 student spaces available, respectively, would have sufficient space to accommodate all 231 elementary students generated by the project (see Table 4.10.3). Lawrence Middle School, which is projected to have space to accommodate 914 additional students, would have sufficient space for the 135 students generated by the project. Finally, Chatsworth Senior High School is projected to have space to accommodate an additional 1,291 students and would also have sufficient space for the 184 students generated by the project. Therefore, the estimated elementary, middle, and high school students generated as a result of the project are not anticipated to result in significant impacts to LAUSD elementary, middle, or high school services.

Section 65995 of the California Government Code requires developers to pay a one-time fee for capital acquisitions and improvements. Such fees are paid at the time building permits are issued. The fees are paid into a general fund and may or may not be used to offset the impacts of the development generating the fees. California Government Code Section 65995(b) establishes the maximum school impact fee at $3.50 per square foot for new residential building space. Currently, specific designs and square footage for the single-family residences has not been developed. However upon issuance of a building permit, the developer would

pay the applicable fees to offset potential capacity deficits in local schools. Therefore, as stated in the FEIR, ,no significant impact would result and no additional mitigation measures would be necessary.

## Analysis of the Amended Project.

Since certification of the FEIR, the FEIR First Addendum was certified with a reduction in the number of residential units from 375 to 314. Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units.

As such, the proposed modification proposes no significant change in project improvements that would increase impact on school services from those analyzed in the certified FEIR and the certified FEIR First Addendum, with the same mitigation measures to be implemented as stated in the certified FEIR and MMP.

## CERTIFIED FEIR SECTION 4.11 - PUBLIC SERVICES - LIBRARY SERVICES

## Summary of Analysis in Certified FEIR

The Los Angeles County Public Library operates facilities and services Countywide in both unincorporated and incorporated areas of the County. The Chatsworth Branch Library is located at 21052 Devonshire Street, Chatsworth.

Significance threshold criteria for library services are not specified in either the *State CEQA Guidelines* or the Los Angeles County *Environmental Document Reporting Procedures and Guidelines*. Library facilities and materials are considered a part of the Development Monitoring System of Los Angeles County, which relies upon the service provider to determine the requirements of new development relative to the service provided. In keeping with this procedure, this impact analysis relies upon the County of Los Angeles Public Library standards for library service as a threshold of project significance. Therefore, impacts associated with the project upon library facilities would be considered significant if any of the following occurred:

- The population increase resulting from the project, based on the increase in residential units, would create or exacerbate over capacity conditions at a library that serves the project.

Development of the project would increase demand for library services, thereby increasing the need for additional facilities and materials (e.g., books, periodicals, audio tapes, videos, etc.).

To ensure sufficient library capacity is available for project generated students, Los Angeles County Ordinance (Section 22.72 Library Facilities Mitigation Fee) requires that new residential subdivisions pay a library fee in effect at the time, when permits are pulled, per residential unit for the project area) to ensure that new projects mitigate impacts to library facilities. As the developer would pay the applicable fees to offset potential impacts, no significant impact is anticipated. In addition, no additional mitigation beyond that which is identified for the project is recommended for cumulative development projects, and cumulative impacts would be less than significant.

## Analysis of the Amended Project.

Since certification of the FEIR, the FEIR First Addendum with certified with a reduction in the number of residential units from 375 to 314. Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units.

As such, the proposed modifications of the Amended Project propose no significant change in project improvements that would increase impact on library services from those analyzed in the certified FEIR and certified FEIR First Addendum, with the same mitigation measures to be implemented as stated in the certified FEIR and MMP.

## CERTIFIED FEIR SECTION 4.12 – TRANSPORTATION/TRAFFIC

## Summary of Analysis in Certified FEIR

The project site is located in the unincorporated hillside area of Los Angeles County, north of SR-118 in between where Topanga Canyon Boulevard and Canoga Avenue currently terminate at SR-118. While the project site is located in an unincorporated area of Los Angeles County, some study intersections are located within the City of Los Angeles. Therefore, the traffic analysis follows County of Los Angeles and City of Los Angeles traffic study guidelines and has been approved by County of Los Angeles.

Traffic study application of the County's and City threshold criteria "with Proposed Project" scenario indicates at three study intersections are anticipated to be significantly impacts by the project during the A.M. and P.M. peak hours.

The study intersections were determined by LADOT staff, and confirmed with staff from the Los Angeles County Department of Public Works (LACDPW), Traffic and Lighting Division. While the project is located within an unincorporated area of Los Angeles County, 11 of the 13 study intersections are located within the City of Los Angeles.

A detailed evaluation of existing and future traffic conditions was completed for each of the following 13 study intersections:

- Topanga Canyon Boulevard & Poema Place/Mayan Drive (County)
- Topanga Canyon Boulevard & SR-118 WB On/Off Ramps (County and CMP monitoring station)
- Topanga Canyon Boulevard & SR-118 EB On/Off Ramps
- Topanga Canyon Boulevard & Santa Susana Pass Road
- Topanga Canyon Boulevard & Chatsworth Street
- Topanga Canyon Boulevard & Devonshire Street (CMP monitoring station)
- Canoga Avenue & Rinaldi Street
- Canoga Avenue & Chatsworth Street
- Canoga Avenue & Devonshire Street

- De Soto Avenue & SR-118 WB & EB On/Off Ramps
- De Soto Avenue & Chatsworth Street
- De Soto Avenue & Devonshire Street

The project is expected to create significant impacts because it exceeds the City's impact thresholds at the following intersections:

- Topanga Canyon Boulevard and SR-118 WB On/Off-ramps
- Topanga Canyon Boulevard and SR-118 EB On/Off-ramps
- De Soto Avenue and Chatsworth Street

Project-related significant impact is anticipated at the intersection of Topanga Canyon Boulevard & SR-118 WB On/Off-ramps during the A.M. and P.M. peak hours. In addition, the project is expected to result in significant impacts at the three study intersections. The following mitigation measures are recommended to reduce impacts to less than significant levels:

- The applicant shall install a traffic signal at the intersection of Topanga Canyon Boulevard and Poema Place/Mayan Drive. The traffic signal shall be interconnected and operated in conjunction with the existing traffic signal at the Topanga Canyon Boulevard & SR-118 WB On/Off-ramps.
- The applicant shall widen and restripe the WB SR-118 off-ramp to provide exclusive right-turn lane. This would result in a left-turn lane, a shared through/left-turn lane, and a right-turn only lane in the westbound approach.
- The applicant shall widen and restripe the westbound Mayan Drive approach to County Collector Street standards to provide a second left turn lane. This would result in a left-turn land and a shared through/left-turn land in the westbound Mayan Drive approach.
- The applicant shall widen and restripe the EB Poema Place approach to provide a second right-turn lane. This would result in a right-turn lane and a shared through/right-turn lane in the eastbound Poema Place approach.
- The applicant shall contribute to the City of Los Angeles' Automated Traffic Surveillance and Control (ATSAC) system for the following intersections:
- Topanga Canyon Boulevard and SR-118 EB On/Off-ramps.
- De Soto Avenue and Chatsworth Street.

Therefore, with implementation of the recommended mitigation measures (4.12-1 through 4.12-13), the project would not result in significant impacts to area traffic.

## Analysis of the Amended Project.

Since certification of the FEIR, the FEIR First Addendum was certified with a reduction in the number of residential units from 375 to 314. Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units. Therefore, there has been a significant reduction in the density of this

project, and corresponding reduction in the construction and operational traffic generation data used in the certified FEIR.

The Amended Project proposes a recreation center to be located on a site previously approved for four single family residential lots and a short cul-de-sac street serving these lots. The building pad of the recreation center site will coincide with the combined building pads and cul-de-sac, resulting in no change in construction traffic. Consequently, construction impacts are anticipated to be comparable to the Approved Project as discussed in the certified FEIR First Addendum.

The addition of an on-site recreation center for use by the project residents is anticipated to reduce the number of vehicle trips by residents who would seek similar recreational opportunities off-site in the absence of an on-site facility. Additional off-site vehicle trips generated by the recreation center personnel are anticipated to be minimal.

In addition, since certification of the FEIR, all mitigation measures for the Topanga Canyon Boulevard/ SR-118 On/Off-ramps/Poema Place intersection have been completed, without consideration of the reduction in project density, and have been accepted by Caltrans and the County.

As such, the proposed modifications of the Amended Project propose no significant change in project improvements that would increase impact on traffic from those analyzed in the certified FEIR and the certified FEIR First Addendum, with the same mitigation measures to be implemented as stated in the certified FEIR and MMP.

## CERTIFIED FEIR SECTION 4.13 – UTILITIES AND SERVICE SYSTEMS - WATER SUPPLY

### Summary of Analysis in Certified FEIR

This analysis summarizes the findings and conclusions of *Water System Design Report for Tentative Tract No. 53138, Deerlake Ranch,* prepared by the LVMWD. In addition, water supply and demand information was obtained from the Urban Service Analysis prepared by Los Angeles County Department of Regional Planning, the LVMWD *Population Growth, Residential Development and Employment Activity Report* (March 31, 1996), the *Potable Water System Master Plan for Las Virgenes Municipal Water District* (December 1999) and the *Las Virgenes Municipal Water District Urban Water Management Plan* (adopted December 12, 2000).

In accordance with the California Water Code, Division 6, Part 2.6, "every urban water supplier shall prepare and adopt an Urban Water Management Plan (UWMP)" to pursue to efficient use of available supplies and to ensure the appropriate level of reliability in water service to meet customers' needs during normal, dry and multiple dry water years.

A key element of the UWMP is to determine future demands and the ability of the server to meet those demands. The projection data for future water demand in the LVMWD UWMP is based on the potential buildout or properties consistent with the land use elements of the Los Angeles County, and cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Villages General Plans; as well as the population, housing and employment forecasts of the Southern California Association of Governments (SCAG). Based on data generated from the above sources, which is presented in the LVMWD *Potable Water System Master Plan for*

*Las Virgenes Municipal Water District* (December 1999), the LVMWD developed a management plan which provides for the continued service of potable water resources to its service area consistent with the California Water Code.

The project site is currently served by the Twin Lakes Subsystem which consists of existing water distribution pipelines; a pumping station; and two water tanks. This subsystem is currently connected to MWD's transmission main, identified as the "SC LV-3 Turn Out" which is located just below the Twin Lakes Pump Station. The SC LV-3 Turn Out is, in turn, connected to the MWD's West Valley Feeder pipeline.

The existing pipelines range in size from 6 to 18 inches and receive potable water from the Twin Lakes Tanks, which are located approximately one mile north of the Twin Lakes Pump Station. The pump station maintains the gradient (water level) in the Twin Lakes Tanks of 1,584.75 feet with a combined capacity of 2.0 million gallons (mg). The Twin Lakes Subsystem has an existing pumping capacity of 2,050 gpm.

In assessing the significant impacts upon water resources for the project, the *State CEQA Guidelines* consider whether sufficient water supplies are available to serve the project from existing entitlements and resources, or if new or expanded entitlements are necessary. Similarly, the County of Los Angeles *Environmental Document Reporting Procedures and Guidelines* focuses on adverse impacts on water availability when the project cannot be served by the existing water system facilities due to:

- Inadequate capacity in water lines, piping systems, water treatment and/or water storage facilities, and/or
- Inadequate water supplies to meet domestic and/or fire flow demands.

The project would receive its potable water from the District's existing 1,585-foot gradient Twin Lakes Subsystem via the existing Twin Lakes Pump Station and Twin Lakes Tanks. This would require the construction of a new 16-inch pipeline, connecting to the proposed water system directly to the Twin Lakes Tanks, with no connections in between. Such connection would require that the pipeline not exceed the bottom elevation of the smaller Twin Lakes Tank of 1,555 feet. Several additional pipelines ranging in size from six to 14 inches, would also be installed, underlying the project site at various locations.

The LVMWD recommends that a small pump station with a hydropneumatic tank be installed to provide an effective hydraulic gradient (pressure zone) of 1,656 feet to provide several proposed homes at the higher elevations with a minimum pressure of approximately 76 psi.

Although no significant impacts are anticipated with the project, the following mitigation measures are recommended to further reduce water consumption and ensure impacts would be less than significant:

4.13-1. Water system distribution facilities shall meet the LVMWD specifications and standards.

4.13-2. The project developer shall install low-flush toilets and low-flow showerheads, consistent with the LVMWD requirements.

4.13-3. The project shall comply with Water Conservation Ordinance Nos. 11-86-161 and 1-93-205.

4.13-4. Water conserving measures in landscape management shall include:

- Use of drought-tolerant plantings.
- Installation of efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Setting of automatic irrigation systems to ensure irrigation during early morning or evening hours. Resetting of automatic irrigation system to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation

The existing pump station and tanks have the capacity to accommodate the project potable water demand requirements. The project would not have a significant effect on LVMWD ability to meet demand for services prior to, or following, implementation of the recommended mitigation measures. Therefore, implementation of the recommended mitigation measures would further reduce water consumption demands of the project and impacts would remain less than significant.

## Analysis of the Amended Project.

Since certification of the FEIR, the FEIR First Addendum was certified with a reduction in the number of residential units from 375 to 314. Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units. Therefore, there has been a significant reduction in the residential density of this project and corresponding reduction in water demand.

The certified FEIR would result in an estimated average water demand of approximately 420,480 gallons per day ("gpd"). The certified FEIR First Addendum would result in an estimated average water demand of approximately 375,490 gpd.[1] According to the Water System Design Report for Amended Vesting Tentative Tract No. 53138 Deerlake Ranch, the Amended Project would result in an estimated average water demand of 315,360 gpd.[2] There are currently no reclaimed water facilities adjacent to the proposed development as no infrastructure is present in the area. As such, the mitigation measures originally approved exceed those that would have been required for the certified FEIR First Addendum and the Approved Project. As such, the proposed modifications of the Amended Project propose no significant change in project improvements that would increase impact on water demand from those analyzed in the certified FEIR and the certified FEIR First Addendum, with the same mitigation measures (4.13-1 through 4.13-4) to be implemented as stated in the certified FEIR. In addition, implementation of the applicable recommendations of the Water System Design Report for Amended Vesting Tentative Tract No. 53138 Deerlake Ranch would further reduce water consumption demands of the Amended Project and impacts would remain less than significant. Additionally, the Project Applicant received a will serve letter from the LVMWD, assuring the Amended Project connection to the water system of the district if the proponent satisfied all terms and conditions for services as set forth in the LVWMD's Code. If the Project Applicant's property cannot be served from an existing water main, then the Project Applicant shall provide for the extension of the facilities necessary to provide such service in the manner set forth in Title 3 of the LWMWD Code, Ordinance No. 11-86-161.[3]

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[1] *The certified FEIR used 737.5 gallons per day (gpd)/unit to calculate the estimated water demand. In addition, the certified FEIR used a conservative water demand generation of 2,690 gpd/acre of landscaped area..*

[2] *Water System Design Report for Amended Vesting Tentative Tract No. 53138 Deerlake Ranch, Las Virgenes Municipal Water District, Table 3, Phases 1, 2, & 3 Estimated Potable Water Demand for Amended Vesting Tentative Tract No. 53138, prepared by AECOM Technical Services, Inc., dated May 2015. Average Day Demand of 219 gallons per minute X 1,440 gallons per day = 315,360 gpd.*

[3] *Conditional Statement of Water Service, prepared by Phyllis Southard, Planning & New Development Technician, LVMWD, dated May 8, 2013.*

## CERTIFIED FEIR SECTION 4.14 - UTILITIES AND SERVICE SYSTEMS - WASTEWATER

### Summary of Analysis in Certified FEIR

There is currently no sewage generation on the project site, and no portion of the property connects to any off-site sewer. Although the project is located within the LVMWD service area, the project site is not included within LVMWD Sanitation Improvement District (SID) "B," which presently covers only those areas west of Topanga Canyon Boulevard and south of SR-118. Annexation of the project site to SID "B" is currently underway. **(Note: The annexation to SID "B" was completed subsequent to certification of the FEIR)**

There are no LVMWD-owned sewage treatment and disposal facilities available to serve SID "B". Therefore, LVMWD has a contractual agreement with the City of Los Angeles to accept SID "B" sewage, which will include the project site upon completion of the annexation proceedings. Sewage from SID "B" is treated at the Hyperion Facility in El Segundo or the Tillman Water Reclamation Plant in Van Nuys, which serves the San Fernando Valley and has a treatment capacity of 80 million gallons per day.

According to the *State CEQA Guidelines*, a project is considered to have a significant environmental impact if:

- It does not meet wastewater treatment requirements of the applicable Regional Water Quality Control Board.
- The project includes features or elements that contribute to the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- The project includes features or elements that contribute to the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- As a result of the project water supplies are not available to serve the project from existing entitlements and resources, new or expanded entitlements are needed.
- Project development results in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

The project would generate approximately 131,250 gallons of wastewater per day with an average daily discharge of 0.29 cfs. The sewage to be generated by the project would be discharged at connections to the following existing sewer mains: (1) approximately 0.04 cfs to the County of Los Angeles sewer main at the northern terminus of Topanga Canyon Boulevard; and (2) approximately 0.25 cfs to the City of Los Angeles sewer main within Canoga Avenue, approximately 150 feet south of SR-118. The County sewer main connects to the City sewer south of SR-118.

Due to a 1998 expansion of the City's treatment and disposal facility, sewage generation associated with the project would not result in over capacity of existing or planned wastewater treatment facilities.

The following mitigation measures shall be implemented to further reduce potential impacts associated with wastewater:

4.14-1. Annexation to LVMWD Sewer Improvement District "B"

4.14-2. Reconstruct portions of the City of Los Angeles sewer system as shown in Figure 4.14.3 of the certified FEIR

4.14-3. Install low-flow toilets and showers to minimize sewage generation from the proposed homes

This project would have no adverse cumulative impacts on existing sewage treatment and disposal facilities because it meets the criteria on which the capacities of these facilities have been constructed and/or expanded. With implementation of proposed mitigation measures, the project would not have an adverse cumulative impact on the sewage collection system.

## Analysis of the Amended Project.

Since certification of the FEIR, the FEIR First Addendum was certified with a reduction in the number of residential units from 375 to 314. Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units. Therefore, there has been a significant reduction in the residential density of this project, and corresponding reduction in wastewater generation.

As mentioned above, the 375 lots analyzed in the certified FEIR would result in an estimated average daily wastewater generation of approximately 131,250 gallons per day ("gpd).[4] The certified FEIR First Addendum would result in an estimated average daily wastewater generation of approximately 109,900 gpd.[5] The Amended Project would result in an estimated average daily wastewater generation of approximately 97,400 gpd.[6] When including the proposed wastewater generation of both the Amended Project and Twin Lakes, the estimated average daily wastewater generation would be approximately 154,210 gpd.[7] The wastewater generation of the Amended Project is lower than the certified FEIR. Thus, the mitigation measures originally approved exceed those that would have been required for the certified FEIR First Addendum and the Approved Project.

According to the City of Los Angeles, the sewer system could accommodate the total flow for the Amended Project and Twin Lakes with implementation of the project design features listed below. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection

[4] *375 residential units X 350 gpd = 131,250 gpd. Based on an estimated daily sewage generation rate of 350 gpd per unit per the Findings of Fact Regarding the Final Environmental Impact Report for the Deerlake Ranch Vesting Tentative Tract Map Number 53138-(5), Conditional Use Permit Number 99-239-(5), and Oak Tree Permit Number 99-239(5).*

[5] *314 residential units X 350 gpd = 109,900 gpd. Based on an estimated daily sewage generation rate of 350 gpd per unit per the Findings of Fact Regarding the Final Environmental Impact Report for the Deerlake Ranch Vesting Tentative Tract Map Number 53138-(5), Conditional Use Permit Number 99-239-(5), and Oak Tree Permit Number 99-239(5).*

[6] *Per Ali Poosti, Division Manager, Wastewater Engineering Services Division, LA Sanitation, City of Los Angeles, letter correspondence, dated June 18, 2015. Please note, while the Amended Project proposes a recreation center and the same residential units as the certified FEIR First Addendum, the Amended Project would result in less wastewater generation due to updated generation factors based on average daily flow per number of bedrooms within a single family home.*

[7] *Per Ali Poosti, Division Manager, Wastewater Engineering Services Division, LA Sanitation, City of Los Angeles, letter correspondence, dated June 18, 2015.*

point. If the public sewer has insufficient capacity, the developer would be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit would be made at that time.[8] Lastly, the Project Applicant received a will serve letter from the LVMWD assuring the Amended Project connection to the sewage system of the district if the proponent satisfied all terms and conditions for services as set forth in the LVWMD's Code. Prior to connection to any existing or proposed sewer, the LVWMD will require the applicant to complete a district sewer application for service and to make financial arrangements as set forth in Title 5 of the LWMWD Code, Ordinance No. 11-86-161.[9]

The sewage flow of the Amended Project and Twin Lakes will be conveyed to the Hyperion Treatment Plant. The Hyperion Treatment Plant currently has a daily flow of 362 million gallons per day ("mgd") with a 450 mgd capacity.[10] The Amended Project is expected to result in an estimated average daily wastewater generation of approximately 97,400 gpd or 154,210 gpd when including Twin Lakes. This number represents an increase of less than one percent of the daily flow and daily capacity at the Hyperion Treatment Plant. Thus, the capacity of the Hyperion Treatment would be able to accommodate the wastewater generated from operation of the Amended Project and Twin Lakes.[11] Therefore, wastewater generated during operation of the Amended Project and Twin Lakes would result in a less than significant impact. As such, the proposed modifications of the Amended Project propose no significant change in project improvements that would increase impact on wastewater discharge from those analyzed in the certified FEIR and the certified FEIR First Addendum, with the same mitigation measures to be implemented as stated in the certified FEIR with the addition of the following project design features.

The following project design features are recommended to ensure Project connection to the City of Los Angeles Sanitation District Hyperion Treatment Plant.

- Construction of an 8-inch sewer along Canoga Avenue from Candice Place to Celtic Street;
- Additional requirements such as installation of gauging equipment shall be required in order for the City of Los Angeles to bill for sewer service charges; and
- Operation of the pumping infrastructure at Candice Place shall not be in the jurisdiction of the City of Los Angeles.

## CERTIFIED FEIR SECTION 4.15 - UTILITIES AND SERVICE SYSTEMS - SOLID WASTE

### Summary of Analysis in Certified FEIR

Solid waste management service for the project area is provided by the County Sanitation Districts of Los Angeles County. The Sanitation Districts maintain three active sanitary landfills: (1) Calabasas Landfill, (2) Scholl Canyon Landfill, and (3) Puente Hills Landfill. The Calabasas Landfill is the closest operating landfill to the project site. However, as of February 1991, a municipal ordinance restricted the use of the landfill to solid waste originating within an identified waste shed. This ordinance pertained to certain incorporated

[8] *Ali Poosti, Division Manager, Wastewater Engineering Services Division, LA Sanitation, City of Los Angeles, letter correspondence, dated June 18, 2015.*

[9] *Conditional Statement of Sewer Service, prepared by Phyllis Southard, Planning & New Development Technician, LVMWD, dated May 8, 2013.*

[10] *City of Los Angeles, LA Sanitation Environment, website: http://san.lacity.org/wastewater/factsfigures.htm, accessed May 2015.*

[11] *Ali Poosti, Division Manager, Wastewater Engineering Services Division, LA Sanitation, City of Los Angeles, letter correspondence, dated June 18, 2015*

and unincorporated areas of Los Angeles County, including the project area. Therefore, solid waste originating from development of the project would be sent to the Puente Hills Landfill.

The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the State to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan that identifies how each jurisdiction will meet the mandatory State waste diversion goals of 50 percent by the year 2000.

The term "integrated waste management" refers to the use of a variety of waste management practices to safely and effectively handle the municipal solid waste stream with the least adverse impact on human health and the environment. The Act has established waste management prioritization as follows:

- Source reduction
- Recycling
- Composting
- Energy recover
- Landfilling
- Household hazardous waste management

*State CEQA Guidelines* do not identify any quantitative standards for determining the significance of a new development project's solid waste generation. However, it does identify that a project is considered to have a significant environmental impact if:

- The project area is unable to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- Project Development does not comply with federal, state, and local statutes and regulations related to solid waste.

Based on criteria established by the County of Los Angeles *Environmental Document Reporting Procedures and Guidelines* for utilities/other services (other than water) are adverse when:

- The service to the project site is not presently available;
- The service facility requires considerable extension to the project site; or
- There exists an inadequate service supply

Disposal of grading and construction-related waste is anticipated to be limited and would not constitute a continuous generator of solid waste after construction activities are completed. Impacts stemming from the disposal of construction-related solid waste would be less than significant due to the limited disposal activity as well as the Sanitation Districts implementation and operation of a resource and recovery program.

Solid waste generated by the project was estimated using generation rates cited by the California Integrated Waste Management Board (CIWMB) in conjunction with the Districts. With implementation of the project, a

total of 375 single-family residential units, it is estimated that the project would generate approximately 2.30 tons per day. This represents 0.017 percent of the authorized, maximum solid waste disposal rate for Puente Hills of 13,200 tons per day. However, Puente Hills Landfill is in the process of closing and will not be available for this project.

The Districts consider a new development that generates less than one percent of the authorized tons per day disposal rate as having a less than significant impact on landfill capacity. Based on this threshold criteria, the project would have a less than significant impact on solid waste generation and landfill capacity.

Although solid waste impacts are less than significant due to adequate landfill capacity serving the project, the following mitigation measures are recommended to assist in meeting the goals of the California Integrated Waste Management Act, AB 939:

4.15-1. The proposed project shall incorporate storage and collection of recyclables into each project design.

4.15-2. Refuse collection contracts shall include collection of recyclables.

4.15-3. All residents shall be encouraged to recycle, at a minimum, newspaper, glass, bottles, aluminum and bimetal cans and P.E.T. bottles.

4.15-4. Recycling shall be included in the design of the project by reserving space appropriate for the support of recycling, such as adequate storage areas and access for recycling vehicles.

4.15-5. All contractors shall be urged to recycle construction and demolitions wastes to the extent feasible.

4.15-6. The project applicant shall provide homebuyers with the following information concerning:

- Participation in the County of Los Angeles Household Hazardous Waste Collection Program;
- City sponsored programs including curbside oil and filter recycling; and
- Information on the proper disposal of hazardous materials.

Given the past capacity of the Puente Hills Landfill that could have served the project site, the incremental increase in solid waste generation is considered less than significant with the knowledge that additional landfill capacity has been approved (e.g., Sunshine Canyon Landfill) since the certification of the FEIR or is in the process of approval (e.g., Chiquita Canyon Landfill or Scholl Canyon Landfill) that may receive solid waste generated by this project. Further, implementation of the proposed mitigation measures would ensure that the amount of solid waste generated by residential households assist local efforts to reduce solid waste generation area-wide.

## Analysis of the Amended Project.

Since certification of the FEIR, the FEIR First Addendum was certified with a reduction in the number of residential units from 375 to 314. Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units. Therefore, there has been a significant reduction in the residential density of this project, and corresponding reduction in the production of solid wastes.

The certified FEIR would result in an estimated average daily solid waste generation of approximately 4,745 pounds per day. The certified FEIR First Addendum would result in an estimated average daily solid waste generation of approximately 3,840 pounds per day using the same generation rates as the certified FEIR. The Amended Project, inclusive of the recreation center, would result in an estimated average daily solid waste generation of approximately 4,620 pounds per day,[12] which is less than the estimate for the certified FEIR project.

The Puente Hills Landfill is full and closed and ceased operation on October 31, 2013. As such, solid waste originating from development of the project would be sent to the Scholl Canyon Landfill or possibly Sunshine Canyon Landfill or Chiquita Canyon Sanitary Landfill. The Scholl Canyon Landfill has a maximum permitted throughput of 3,400 tons per day ("tpd") with a remaining capacity of 9,900,000 cubic yards and an estimated closure date of April 1, 2030.[13] The Sunshine Canyon Landfill has a maximum permitted throughput of 12,100 tons per day ("tpd") with a remaining capacity of 96,800,000 cubic yards and an estimated closure date of December 31, 2037.[14] The Chiquita Canyon Sanitary Landfill has a maximum permitted throughput of 6,000 tons per day ("tpd") with a remaining capacity of 22,400,000 cubic yards and an estimated closure date of November 24, 2027.[15] The Amended Project is expected to generate a maximum waste disposal of 3,910 pounds per day (1.955 tpd). This number represents an increase of less than one percent of the total remaining capacity at the Scholl Canyon Landfill and even less for Sunshine Canyon and Chiquita Canyon Landfills. Thus, the capacity of these landfills would be able to accommodate the solid waste generated from operation of the Project. Therefore, solid waste generated during operation of the Project would result in a less than significant impact.

While the Amended Project would result in higher solid waste generation than the certified FEIR and the certified FEIR First Addendum, all mitigation measures identified in the FEIR will apply to this modification as a conservative approach was used for estimating the size of the recreation center.

As such, the proposed modifications of the Amended Project proposes no significant change in project improvements that would increase impact on wastewater discharge from those analyzed in the certified FEIR First Addendum, with the same mitigation measures to be implemented as stated in the certified FEIR.

## CERTIFIED FEIR SECTIONS 4.16 AND 4.17 - UTILITIES AND SERVICE SYSTEMS - ELECTRICITY AND NATURAL GAS

### Summary of Analysis in Certified FEIR

The project site receives electrical service from Southern California Edison (SCE). Several existing overhead electrical facilities are located throughout the property. SCE currently maintains an existing overhead 16

[12] *3.12 pounds per 100 square feet per day was applied for other services (which includes recreational services and health clubs), per CalRecycle Waste Characterization Residential Developments: Estimated Soil Waste Generation Rates Website: http://www.calrecycle.ca.gov/wastechar/WasteGenRates/Residential.htm, accessed May 2015. Recreation center square footage of 25,000 square feet/100 square feet = 250 X 3.12 pounds per day = 780 pounds per day. 3,840 pounds per day + 780 pounds per day = 4,620 pounds per day.*

[13] *CalRecycle, Facility/Site Summary Details: Scholl Canyon Landfill (19-AA-0012), http://www.calrecycle.ca.gov/SWFacilities/Directory/19-AA-0012/Detail/, accessed May 2015.*

[14] *CalRecycle, Facility/Site Summary Details: Sunshine Canyon Landfill (19-AA-2000), http://www.calrecycle.ca.gov/SWFacilities/Directory/19-AA-2000/Detail/, accessed May 2015.*

[15] *CalRecycle, Facility/Site Summary Details: Chiquita Canyon Sanitary Landfill (19-AA-0052), http://www.calrecycle.ca.gov/SWFacilities/Directory/19-AA-0052/Detail/, accessed May 2015.*

Kilovolt (KV) primary power line that feeds into the project site. This line feeds into an existing pole top substation that serves an existing residential subdivision to the south with a 4KV primary voltage. The 16KV line also feeds various areas throughout the proposed subdivision.

Southern California Gas Company (The Gas Company) is the principal distributor of natural gas in Southern California. The Gas Company supplies natural gas to the project vicinity through a system of subsurface gas mains and pipelines. Existing natural gas lines in the vicinity of the project site include a six-inch medium pressure main located in Topanga Canyon Boulevard. The project site is currently vacant and there is no consumption of natural gas. There are no natural gas facilities located on the project site at this time.

*State CEQA Guidelines* Appendix G identifies criteria for determining whether a project's energy impacts are considered to have a significant effect on the environment. Implementation of the project would result in a significant impact upon energy resources, if project development includes features or elements that:

- Encourage activities which result in the use of large amounts of fuel, water, or energy:
- Use fuel, water, or energy in a wasteful manner.

Based on criteria established by the County, project impacts regarding energy consumption would be considered significant if electricity and/or natural gas required through implementation and operation of the project would exceed the facilities and/or supply which could be accommodated and/or furnished by existing or planned SCE and/or the Gas Company facilities.

As determined by SCE, the existing overhead 16 Kilovolt (KV) primary power line that feeds into the site has adequate capacity to serve the capacity ever occur, the utility will apportion its available supply of electricity among its customers as set forth in Rule No. 14, *Shortage of Supply and Interruption of Delivery*. Further, the project would be required to comply with the energy conservation standards set forth in Title 24, Part 6, Article 2 of the California Administrative Code, which would reduce the project's demand upon electricity resources.

SCE has indicated that several of the existing overhead facilities on the property would be replaced with a new underground system. It is not anticipated that development of the project would significantly impact the supply of electricity or exceed the planned capacity of existing electricity distribution systems. Therefore, no significant impact would occur.

Although no natural gas facilities are located on the project site at this time, The Gas Company has indicated that sufficient natural gas facilities exist in the project vicinity and gas service to the project site could be provided in accordance with the California Public Utilities Commission (CPUC) without any significant impacts. Recoverable reserves and resources of natural gas total more than a 70-year supply. Further, the project would be required to comply with State Energy Conservation Standards as stipulated in Title 24 of the California Administrative Code, which would further reduce impacts upon natural gas distribution facilities and supplies.

The Gas Company has designed the distribution pipeline system to meet the demand of total buildout in the project area. Gas facilities would be extended into the project property at the time of development.

Although energy consumption impacts are less than significant, the following mitigation measures are recommended to: (1) further reduce energy consumption impacts that may occur as a result of project implementation; and (2) assist in meeting the goals of the energy conservation standards set forth in Title 24, Part 6, Article 2 of the California Administrative Code which would reduce the project's demand upon electricity and natural gas resources.

4.16-1. Project built-in appliances, refrigerators, and space-conditioning equipment shall exceed the minimum efficiency levels mandated in the California Code of Regulations.

4.16-2. To reduce electricity consumption, fluorescent and high-intensity-discharge (HID) lamps shall be installed wherever possible, which give the highest light output per watt of electricity consumed, including all street lights consistent with the Los Angeles County of Public Works standards.

4.17-1. Project buildings shall be designed and constructed to be well-sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads.

4.17-2. Thermal insulation, which exceeds requirements established by the California Code of Regulations, shall be installed in walls and ceilings.

4.17-3. Window systems shall be designed to reduce thermal loss, thus reducing heating loads during cool weather.

4.17-4. Project energy engineers and architects shall consult with The Gas Company for an energy analysis of the proposed dwellings regarding efficiency/conservation measures and up-to-date technology, manufacturing equipment, etc.

Although the project is not expected to result in significant impacts upon available energy supplies or distribution facilities, implementation of the recommended mitigation measures would further reduce project demands upon such resources. Energy consumption associated with the project would be considered less than significant.

## Analysis of the Amended Project.

Since certification of the FEIR, the FEIR First Addendum was certified with a reduction in the number of residential units from 375 to 314. Similar to the certified FEIR First Addendum, the Amended Project proposes 314 residential units. Therefore, there has been a significant reduction in the residential density of this project, and corresponding reduction in the demand for electricity and natural gas.

The proposed recreation center is anticipated to have an average demand of electricity and natural gas that is equal to, or less than, one typical house proposed for this project. Therefore, with the addition of the recreation center, the Amended Project would result in an incremental increase in daily energy consumption from the certified FEIR First Addendum but less than the certified FEIR approved Project.

All mitigation measures identified in the certified FEIR will apply to this modification.

As such, the proposed modifications of the Amended Project propose no significant change in project improvements that would substantially increase impact on electricity and natural gas consumption from those analyzed in the certified FEIR First Addendum, with the same mitigation measures to be implemented as stated in the certified FEIR.

# 4. Conclusion

# 4.0 CONCLUSION

Based on the information given in this Second Addendum, the following findings can be made in accordance with *State CEQA Guidelines* Section 15164(a), which authorizes a Lead Agency to prepare an Addendum to a previously certified Environmental Impact Report if changes or additions to the document are necessary, but none of the conditions described in Section 15162(a) are present, as described below:

- No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects
- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
- The project will not have one or more significant effects not discussed in the previous EIR
- Potentially significant effects previously examined will not be substantially more severe than shown in the previous EIR
- No new mitigation measures or alternatives previously found to be infeasible have been found to be feasible but declined by the project proponent to be adopted
- No new mitigation measures or alternatives which are considerably different from those analyzed in the previous E1R, and that would substantially reduce one or more potentially significant effects on the environment, have been found and declined by the project proponent to be adopted

Based on the analysis presented herein, it has been determined that the Amended Project would not result in any new significant impacts or a substantial increase in the severity of an impact disclosed in the certified FEIR or otherwise require preparation of a subsequent or supplemental EIR. Therefore, preparation of this Second Addendum to the certified FEIR under CEQA is the appropriate document in support of the County's consideration of the Amended Project. The environmental analysis relies in part on the analyses completed in the previous certified FEIR and certified FEIR First Addendum, and directly references the EIR, where appropriate. This Second Addendum has appropriately disclosed the potential impacts from the Amended Project and will be included as part of the CEQA record for the Amended Project.

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

TWIN LAKES
CHATSWORTH, CA

June 10, 2015

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
Attn: Lynda Hikichi

Re: Tentative Tract Map Number 53138-4, Project Number 99-239-(5)

Dear Ms. Hikichi:

The Twin Lakes Property Owners Association Board of Officers recognizes that you have a Subdivision Committee hearing for the Deerlake Ranch Development Project (Tentative Tract Map Number 53138) on Thursday, June 11th.

Our board would like to offer support for the proposed project changes that the applicant, Forestar Chatsworth, LLC, wishes to make. They have been in communication with our community regarding the proposed reconfiguration of lots, the change in number of lots to 313, the addition of a recreational facility, the relocation of the entry gates, and the decision to build both the Poema and the Canoga bridges simultaneously, as well as the new Sheriff's storefront station.

We also welcome the deletion from these changes any dilution of the sewer construction obligation imposed on the developer by Condition 69 of the original Conditional Use Permit. We look forward to working with Foremost in gaining the necessary easement signatures, and we stress the importance of the sewers being built in a timely and efficient fashion.

Most sincerely,

Mark Watters
President, Twin Lakes Property Owners Association

cc: Edel Vizcarra, Jarrod DeGonia, Keltie Cole

Board of Officers: Mark Watters, President
Warren Stone, Vice President, Kathleen Misko, Second Vice President,
Vanessa Watters, Secretary, Lori Gentile, Treasurer, Alex Ugrik, Neighborhood Watch Captain

TWIN LAKES
PROPERTY OWNERS ASSOCIATION
P.O. BOX 4989 • CHATSWORTH, CA 91313-4989

# Equestrian Trails, Inc.

ORGANIZED 1944
A NON-PROFIT ORGANIZATION

*Dedicated to Equine Legislation and the Acquisition and Preservation of Riding and Hiking Trails*

Chatsworth Rocky Hill Riders
Corral No. 54

Mary Kaufman, President
818-222-6279
Bill UpdeGraff, Vice President
818-516-0302
Charlotte Brodie, Trail Coordinator
818-892-3862
Lynn Leonard, Treasurer
Board Members:
Dorothy Allison
Marilyn Ruzicka
Sharon Ryerson
Cindy Strauss
Pat UpdeGraff

RECEIVED
JUL 06 2015
BY:

June 30, 2015

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
Attn: Lynda Hikichi

Re: Tentative Tract Map Number 53138-4, Project Number 99-239-(5)

Dear Ms. Hikichi:

We support the proposed project with the new trail system that Forestar Chatsworth, LLC has presented. We have had a very good working relationship with this developer and believe they are making every effort to increase their support of the Chatsworth equestrian community.

They have come to meetings, shared wonderful maps that help all of us really "see" how the new and existing trails will be connecting. The website they are planning will be a great help to all trail users to know what areas are safe and what areas to avoid during construction.

Sincerely,

Charlotte Brodie

Charlotte Brodie
ETI Corral 54, Trail Coordinator/Board Member
15043 Tuba Street
Mission Hills, CA 91345
818-892-3862
charlottebeast@msn.com

cc: Jarrod DeGonia
Chatsworth Neighborhood Council Equestrian Committee
Keltie Cole

MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5810 Ramirez Canyon Road
Malibu, California 90265
Phone (310) 589-3230 Fax (310) 589-3237

September 14, 2015

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

**Deerlake Project No. 99-239-(5)**
**Tentative Tract Map No. 53138-4**

Dear Ms. Hikichi:

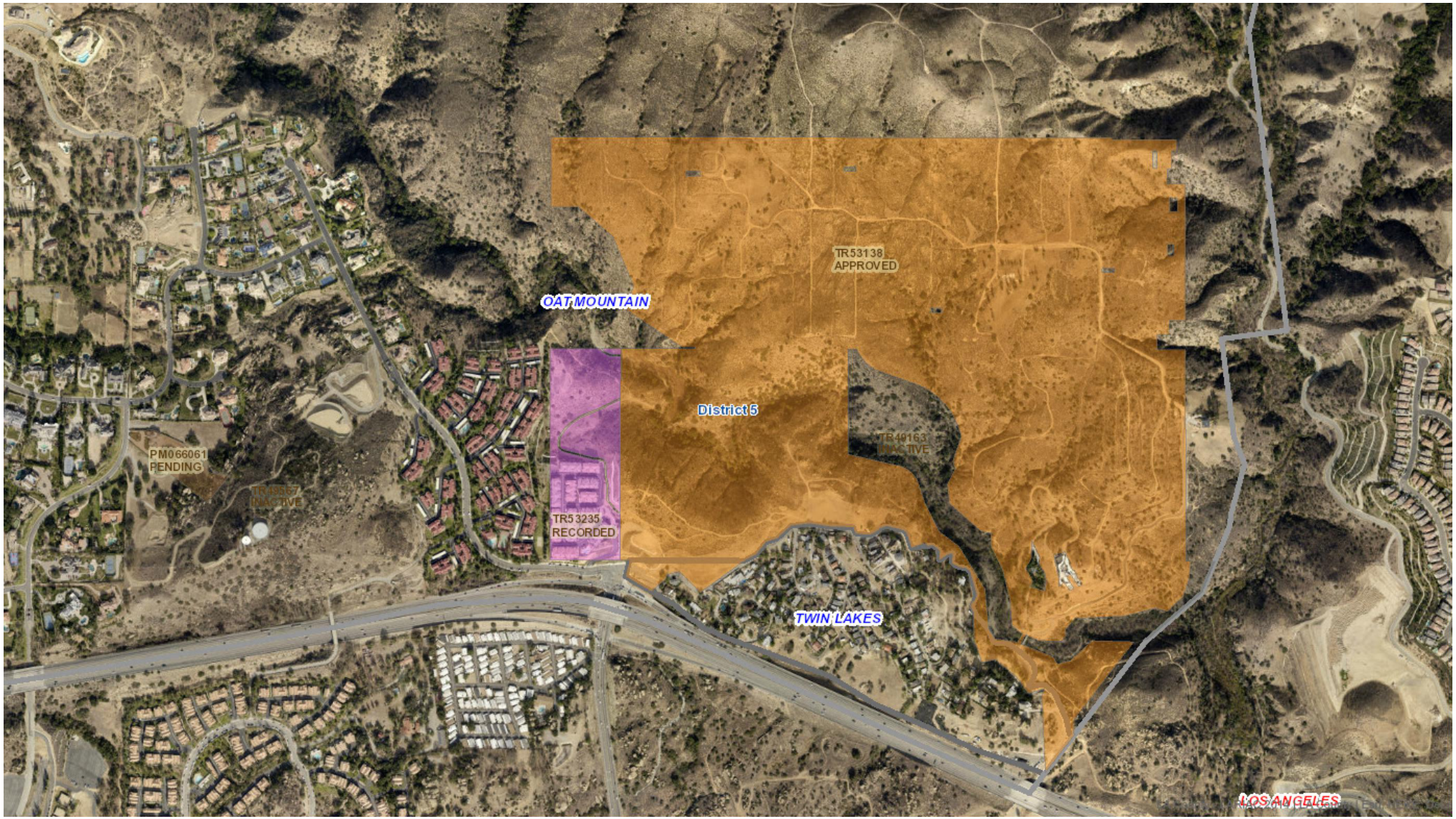
The Mountains Recreation and Conservation Authority (MRCA) is in frequent contact with Keltie Cole from Foremost Companies regarding the above-referenced project that is enveloped by MRCA parkland. Ms. Cole has provided detailed plans and the projected schedule. For example, our agency is working collaboratively on a number of issues regarding temporary access arrangements.

Please direct any questions to my attention at 310-589-3230, extension 128, or paul.edelman@mrca.ca.gov.

Sincerely,

Paul Edelman
Chief of Natural Resources and Planning

FOR
SALE




# Created in GIS-NET3

# Aerial

Printed: Nov 04, 2015

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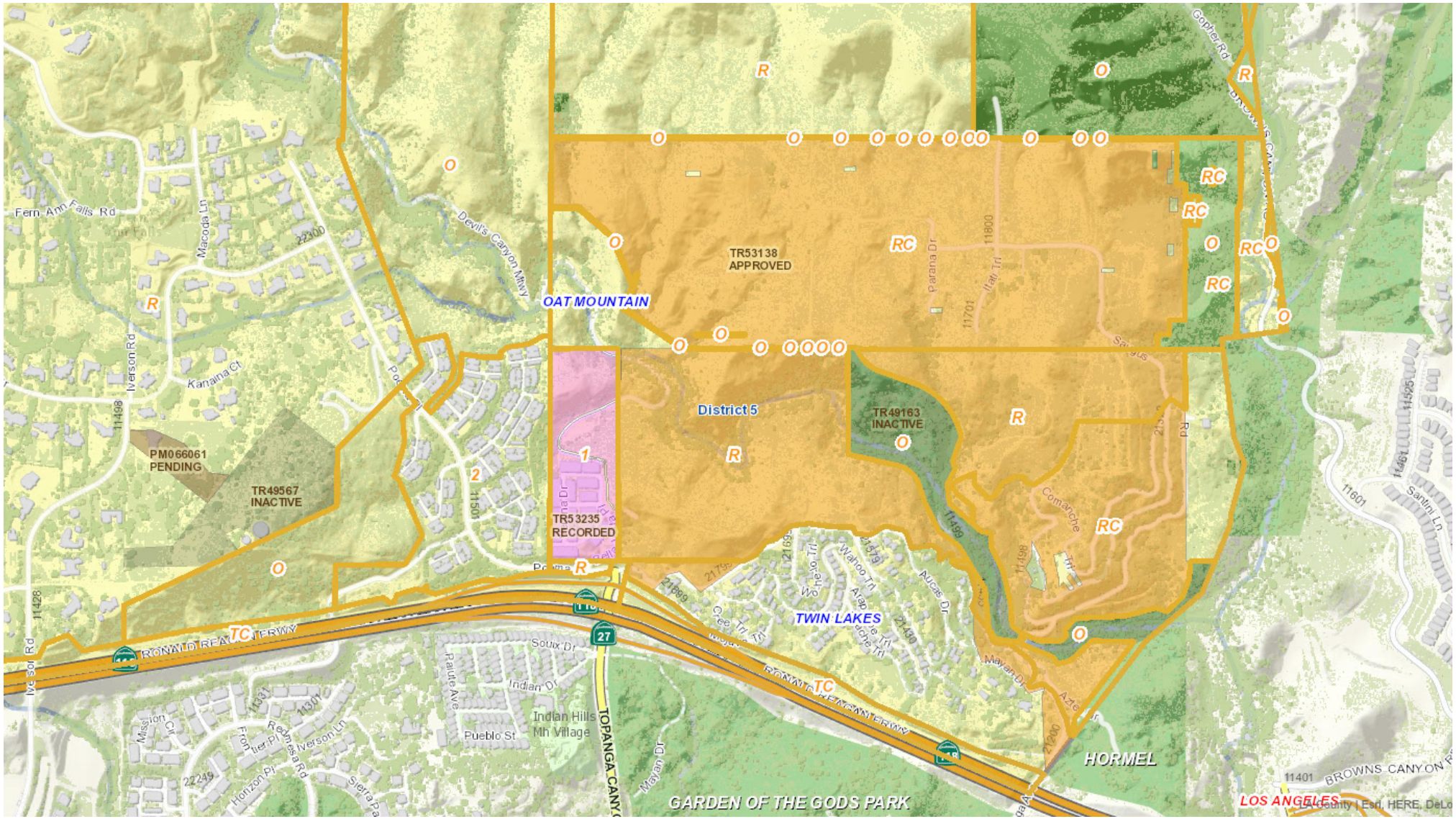


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# Land Use Categories

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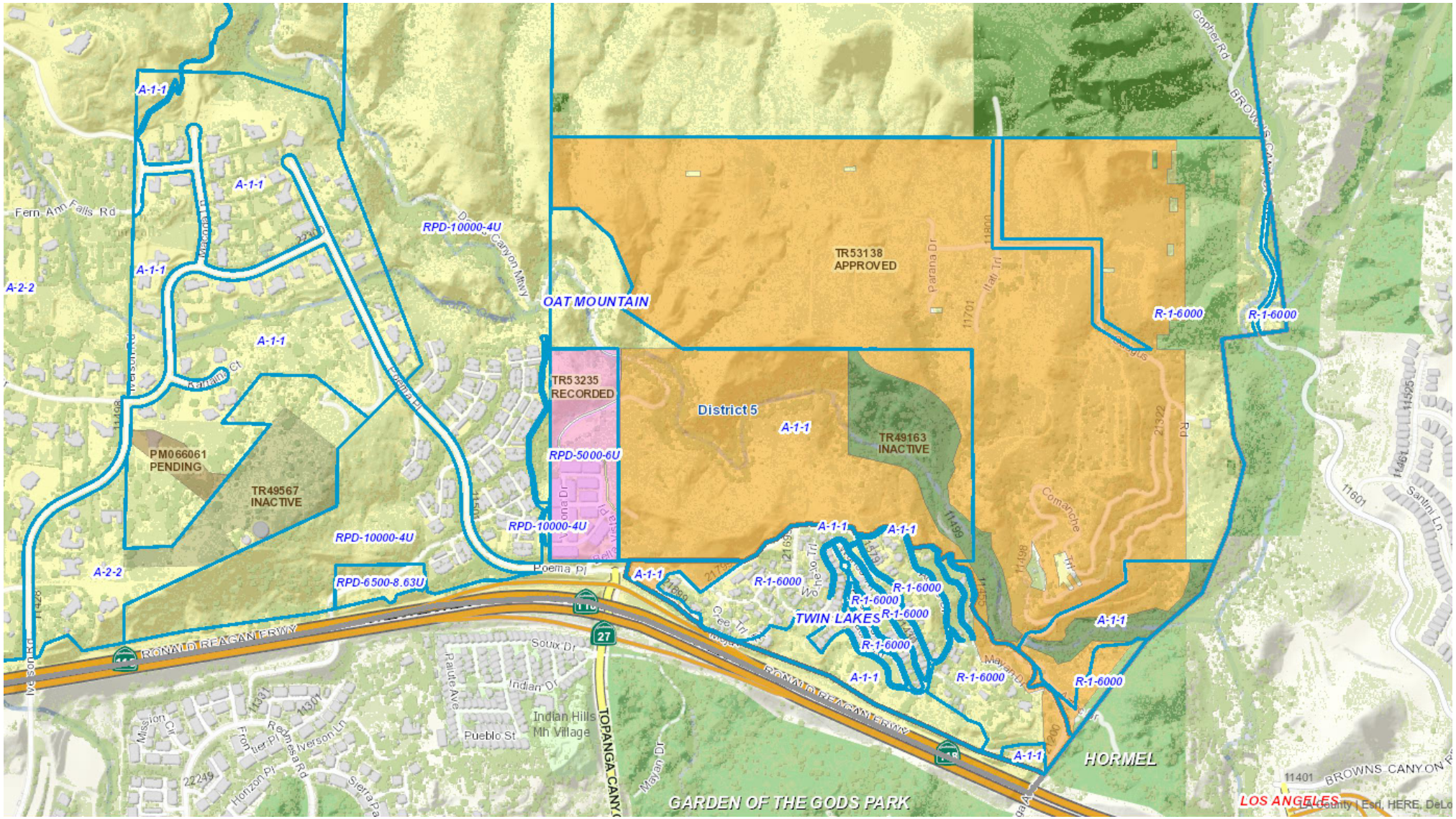


# Created in GIS-NET3

# Zoning Map

Printed: Nov 04, 2015

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# COUNTY OF LOS ANGELES

## OFFICE OF THE COUNTY COUNSEL

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August 4, 2004

Agenda No. 13
03/23/04

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: VESTING TENTATIVE TRACT MAP NUMBER 53138**
**FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

On March 23, 2004, your Board conducted its hearing on the above-referenced subdivision which proposes 375 single-family lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility lot, 21 open space lots, four designated remainder parcels, and project associated infrastructure on approximately 230.58 acres in the Chatsworth Zoned District. At the conclusion of the hearing, your Board indicated its intent to approve the subdivision and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By

PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di

Enclosures

HOA.250258.1

**FINDINGS OF THE BOARD OF SUPERVISORS**
**AND ORDER**
**VESTING TENTATIVE TRACT MAP NO. 53138**

1. The Board of Supervisors of the County of Los Angeles ("Board") conducted a duly noticed public hearing on this proposed Vesting Tentative Tract Map No. 53138 on March 23, 2004. The Regional Planning Commission of the County of Los Angeles ("Commission") previously conducted its duly noticed public hearing on January 23, 2002, April 10, 2002, June 19, 2002, August 21, 2002, September 11, 2002, and September 3, 2003. This case was heard concurrently with Conditional Use Permit Case No. 99-239-(5), and Oak Tree Permit Case No. 99-239-(5).

2. Vesting Tentative Tract Map No. 53138 is a proposal to subdivide the subject property into 375 single-family residential lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility lot, 21 open space lots, and four "remainder parcels," as defined in Government Code section 66424.6

3. The Commission unanimously approved Vesting Tentative Tract Map No. 53138, with 388 single-family residential lots. Other than changes in the number, size and configuration of lots, the essential layout of the subdivision approved by the Regional Planning Commission is unchanged. There are no significant changes to the access and circulation system, the amount or location of open space, the proposed trails, the amount of developed area, including grading, nor any increase in the number of oak trees permitted to be removed.

4. The subject site is located north of State Route 118 (Simi Valley Freeway) at the northerly terminus of Canoga Avenue and the northerly terminus of Topanga Canyon Boulevard in the Chatsworth Zoned District.

5. The site is 230.58 acres in size, irregular in shape, and has flat to hilly topography. A large portion of the property is generally a plateau that is bordered to the west and south by Devil Canyon and to the east by Brown's Canyon. It is generally vacant though five single-family residences, and the foundations of several other residences exist on the site.

6. The majority of the subject property was historically known as the Deerlake Highlands Tract, a Record of Survey subdivision of approximately 2,575 lots recorded in the late 1920s. Since their creation in the late 1920s, these substandard sized lots have been occasionally conveyed, sold, and acquired. These lots have been merged into 624 lots, each with a minimum of 6,000 square feet through the processing and issuance of 624 unconditional certificates of compliance.

7. Access to the site is provided by Topanga Canyon Boulevard to the west and Canoga Avenue to the east. Presently, the upper portions of the project site are accessible only via a substandard bridge across Devil Canyon from Canoga Avenue.

8. The site is zoned A-1-1 (Light Agriculture, one acre minimum required area) and R-1-6,000 (Single-family residential-6,000 square feet minimum required area). The zoning was established by Ordinance No. 7505 which became effective on April 14, 1959.

9. Surrounding zoning is R-1-6,000 to the south (Twin Lakes), A-2-1 to the north, R-1-6,000 to the east, and A-1-1 to the west. The Board has indicated its intent to approve Zone Change Case No. 00-188-(5) which would change the zoning of the property to the west to RPD-5,000-6U.

10. Properties to the north of the subject property are vacant. Immediately to the west of the site is a proposed 65 unit residential condominium development, which the Board has indicated its intent to approve. This condominium development is adjacent to an existing multi-family development. To the south is the Twin Lakes community developed with single-family residences and to the east, across Brown's Canyon within the boundaries of the City of Los Angeles, is Porter Ranch, a large master planned community with approximately 2,400 dwelling units either built or under construction.

11. The subject property is depicted within the Non-Urban (R) and Rural Communities (RC) land use classifications on the Land Use Policy map 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. The project's overall proposed density is approximately 1.7 dwelling units per acre.

12. The Non-Urban designated portion of the subject property is located at the southeasterly edge of the site. This area contains relatively less steep hillsides and is appropriate for more urban development. The General Plan permits density transfer from urban to non-urban areas where topography or geologic conditions warrant such transfer. Twenty-three units are proposed to be transferred from the urban area to the non-urban area, from that portion of the site designated Rural Communities to that designated Non-Urban. The transfer of this number of units is acceptable given the overall number of units and the topographic conditions which exist in the urban area which make the area unsuitable for development. The transfer of 23 units from the southeasterly portion of the site designated urban to a portion of the non-urban area within the southwesterly portion of the site satisfies the General Plan requirement. The topographical data supports the need for transfer because portions of the

southwesterly non-urban areas are more amenable to development since they are significantly flatter than the southeasterly portion of the site designated as urban. This transfer has resulted in a better project design while staying within density limits.

After the density transfer, the project will consist of 54 dwelling units on 65.42 acres of the site designated as non-urban and 321 dwelling units on approximately 165 acres of the site designated Rural Communities. The density of the proposed project is consistent with the land use classifications of the General Plan.

13. The proposed project is consistent with the goals and policies of the General Plan. The project concentrates land use growth adjacent to existing urban development and the proposed density transfer allows for preservation of hillsides and flexibility in design. The density of the proposed project is compatible with the land use patterns of the surrounding community.

14. The non-urban portion of the subject property contains natural slopes of 25 percent or greater. Therefore, a conditional use permit to ensure compliance with hillside management design review criteria is required.

15. Conditional Use Permit Case No. 99-239-(5) is a related request to authorize the proposed density-controlled residential development in a hillside management area, pursuant to Sections 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code"). A density-controlled development allows lot sizes to be averaged to conform to the minimum lot area requirements of the proposed zones and allows clustering of units into the least environmentally sensitive areas of the site using smaller lots than are customarily permitted in the zone in which the development is proposed, while retaining the remaining portion in permanent open space. A conditional use permit for development in a hillside management area protects the resources in hillside areas from incompatible development, which may result in, or have the potential for, environmental degradation and/or destruction of life and property, and ensures to the extent possible that development maintains and, where possible, enhances the natural topography, resources, and amenities of the hillside management area while allowing for limited controlled development therein.

16. Oak Tree Permit Case No. 99-239-(5) is a related request to authorize the removal of 61 oak trees and encroachment into the protected zone of an additional 11 oak trees.

17. A significant amount of correspondence from surrounding neighbors and interested parties was received by the Commission and the Board in opposition to the project. Comments included concerns about traffic impacts, loss of natural open space, safety issues, impacts on schools, lack of County services in the area, the need to maintain the existing rural lifestyle of Chatsworth, the need for

access to properties to the north of the project, stormwater impacts on Devil Canyon, the need for a connecting trail system, the need to consider alternative access to the site from De Soto Avenue, and the concern that the proposed density would be inconsistent with the density of the surrounding community.

18. During the public hearing before the Commission, the Commission heard staff's presentations, the applicant's presentations, and extensive testimony from concerned neighbors. The hearing before the Commission lasted six sessions over the course of almost two years. Much of the public testimony reiterated comments received in written correspondence but stressed the need for reduced density, adequate trails, lots of at least 15,000 square feet, lots specifically designed to allow horse keeping, and inclusion of a roadway connection to the north.

19. In response to community concerns, the Commission directed the project applicant to redesign the project keeping in mind the comments raised during the public hearing. The applicant participated in community meetings and formed a community advisory group to redesign the project in response to these comments. The project design approved by the Commission and considered by the Board as well as "additional conditions" resulted from these community meetings. The Commission took its final actions to approve the project on January 14, 2004. The project was called up for review by motion of the Fifth Supervisorial District.

20. At the public hearing before the Board, the applicant, as well as several members of the public, testified in favor of the proposed project. These proponents testified favorably concerning the project's improvement of services, including sewage disposal capability to the Twin Lakes Community, the addition of needed housing, the preservation of open space, hiking and equestrian trails, and wildlife corridors, and the economic benefits to the local economy from job creation during construction.

21. At the public hearing before the Board, several members of the public testified in opposition to the proposed project. These opponents cited concerns regarding water quality impacts for stormwater runoff, traffic impacts on Canoga Avenue during construction, traffic impacts from the built-out project, the density of the project, access for properties north of the project site, and impacts on natural wildlife habitat.

22. In response to concerns raised, the Board revised the project in order to reduce the number of dwelling units from 388 to 375 and to increase the number of larger, equestrian compatible lots. A total of 191 lots within the project will contain at least 15,000 square feet with 55 of these lots designed specifically for equestrian use and located adjacent to existing and proposed riding and hiking trails.

23. The redesigned project includes the provision of a "tap" street to the project's northerly boundary in a feasible and logical location to serve property owners north of the project. On any final unit tract map that includes "T" Street, additional easements for ingress, egress, and underground utility purposes will be reserved in documents for the benefit of properties to the north of the project, as described in the project conditions. These easements are in feasible and logical locations to serve properties north of the project. The Mountains Recreation and Conservation Authority ("MRCA") has initiated an action to provide an easement to identified property owners north of the project site over the approximately ten-foot strip of land owned by the MRCA adjacent to the project's northerly boundary.

24. Four remainder parcels are depicted on the tentative tract map. An equestrian rest area is shown on the remainder parcel adjacent to residential lot 262 and will be developed with equestrian amenities.

25. Eight small Not-A-Part parcels are depicted on the tentative tract map. These parcels are not owned or under the control of the project applicant. The project has been designed to allow the flexibility to integrate these parcels into the project design if they are acquired in the future. Access to each parcel is provided.

26. The applicant proposes grading to be balanced on site. A total of 2,249,000 cubic yards of earthwork is proposed. The total disturbed area will occupy approximately 157 acres, not including fuel modification impacts. The single-family residential pads will occupy a total of 62.2 acres, or 27 percent of the project site.

27. Construction of the project will include infrastructure enhancements to service the project and the surrounding community. The applicant proposes to provide monetary contribution to the Twin Lakes Property Owners Association for a variety of improvements and will construct a public mainline sewer to serve the Twin Lakes community.

28. The project preserves and enhances sensitive habitat, and includes significant open space, trail, and recreational components. The project's trail system will integrate with existing and proposed trails.

29. The tentative tract map depicts two private open space lots (Lots 404 and 408) to be improved with recreational amenities. The other open space lots will remain undeveloped permanent open space.

30. The project includes modified street improvements, including use of the rural street section, elimination of sidewalks and streetlights, clustering of street trees, and the use of a meandering sidewalk design in portions of the project based upon the finding that the standard improvements are impractical and unnecessary.

31. Access to the subject property will be adequate for all lots and for the deployment of fire fighting and other emergency service vehicles.

32. The site is physically suitable for the type of development and the density being proposed because the property has adequate building sites to be developed in accordance with the grading ordinance, has access to County-maintained streets, will be served by sanitary sewers, will be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and has all flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.

33. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial or avoidable injury to fish and wildlife or their habitat.

34. The design of the subdivision and type of improvements proposed will not cause public health problems since sewage disposal, storm water drainage, fire protection, and geologic and soil factors are addressed in the conditions of approval.

35. The division and development of the subject property in the manner set forth on this tentative tract map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within the tentative tract map since the design and development as set forth in the conditions of the project and on the tentative map provide adequate protection for any such rights-of-way and easements.

36. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein, since the lots are of sufficient size so as to permit orientation of structures in an east-west alignment for southern exposure or to take advantage of shade or prevailing breezes.

37. The proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir as those terms are used in Article 3.5 of the Subdivision Map Act (California Government Code section 66410 *et. seq.*)

38. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

39. This tract map has been submitted as a "Vesting" Tentative Tract Map. As such, it is subject to the provisions of Chapter 21.38 of the County Code.

40. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 *et. seq.*)

("CEQA"), the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines ("County CEQA Gudelines"). The Initial Study concluded that there was substantial evidence that the project may have a significant impact on the environment in the following areas: aesthetic/visual, air quality, archaeological/ historical, drainage, flooding, fire hazard, geologic/seismic, noise, public services/facilities, schools, sewer capacity, soil erosion/grading, solid waste, traffic circulation, vegetation, water quality, water supply, wetlands/riparian, wildlife, and cumulative effects. The Initial Study demonstrated that an Environmental Impact Report ("EIR") would be required.

41. The EIR prepared for this project concluded that no significant effects which cannot be avoided or mitigated have been identified. All potentially significant environmental impacts including aesthetic resources, air quality, biota, cultural resources, geology, hydrology and water quality, noise, traffic, public services, including fire protection, police protection and library services, and utilities, including water supply, waste water, solid waste, electricity and natural gas can be mitigated to a less than significant levels through implementation of the mitigation measures identified in the EIR.

42. A Final EIR ("FEIR") for the project has been prepared in compliance with CEQA, the State CEQA Guidelines, and the County CEQA Guidelines. The FEIR consists of the Draft EIR dated November 2001, the Technical Appendices to the Draft EIR dated November 2001, and the FEIR, including responses to comments dated December 2003. The Board has independently reviewed and considered the FEIR and it reflects the independent judgment of the County.

43. A Mitigation Monitoring Plan consistent with the conclusions and recommendations of the FEIR has been prepared. The Mitigation Monitoring Program identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured, and its requirements have been incorporated into the conditions of approval for this project.

44. The Board finds that this project is not *de minimus* in its effect on fish and wildlife resources. Therefore, this project is not exempt from California Department of Fish and Game Fees pursuant to section 711.4 of the California Fish and Game Code.

45. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision in this matter is based is the Los Angeles County Department of 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, Los Angeles County Department of Regional Planning.

**THEREFORE, THE BOARD OF SUPERVISORS:**

1. Certifies that it has reviewed and considered the information contained in the FEIR; certifies that the FEIR has been completed in compliance with CEQA, the State CEQA Guidelines and County CEQA Guidelines and reflects the independent judgment of the Board as to the environmental consequences of the project, and determines that the significant adverse effects of the project have been reduced to an acceptable level, as described in the project Environmental Findings of Fact, which findings are incorporated herein by reference.

2. Approves and adopts the Mitigation Monitoring Program for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, finds that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation.

3. Approves Vesting Tentative Tract Map No. 53138 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

## CONDITIONS OF APPROVAL
## VESTING TENTATIVE TRACT MAP NO. 53138

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances), including the requirements of the R-1-6,000 and A-1-1 zones and the requirements of Conditional Use Permit Case No. 99-239-(5) and Oak Tree Permit Case No. 99-239-(5).

2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit Case No. 99-239-(5), conform to the applicable lot area requirements of the R-1-6,000 and A-1-1 zones.

3. In accordance with Conditional Use Permit Case No. 99-239-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the R-1-6,000 and A-1-1 zones. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the applicable R-1-6,000 and A-1-1 zones.

4. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.

5. Submit a copy of the project Covenants, Conditions, and Restrictions ("CC&R's") and road or maintenance agreements to the Department of Regional Planning for review and approval.

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

7. Concurrent with the recordation of the first final map, record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of the Department of Regional Planning ("Director") for approval.

8. Dedicate vehicular access rights to streets at the rear of double frontage lots.

9. Dedicate vehicular access rights on Mayan Drive, Aucas Drive, Chickasaw Trail, Aztec Drive, Kickapoo Trail, West Mayan Drive, and Mojave Trail as required by and to the satisfaction of the Department of Regional Planning and Department of Public Works.

10. Construct a free standing masonry wall, not less than five feet high, along and within one foot (1') of the rear or sides of proposed lots abutting the streets listed in Condition 9. The wall shall be constructed to the Department of Public Works' Standard Plan 6005-0.

    Prior to submitting any final maps, provide the Department of Regional Planning with a copy of the approved Grading Plan for final determination of the design of these masonry structures. Alternate structure designs and locations may be accepted if unusual topographic features or subdivision designs warrant special treatment. In such cases, consideration will be given to maintenance and aesthetics. Where a wall is relocated to the top of a slope, a slough wall may also be required.

    In all cases where grading or natural conditions result in the pad or building site elevations being above the elevation of the abutting street, the required wall shall be retaining.

    A wrought iron fence may be constructed on top of the retaining wall to satisfy the minimum height requirement provided the wall is constructed to a minimum height of three feet, and masonry pilasters spaced 50 feet maximum on center are constructed to the full height of the structure. The height of the total structure shall not be less than five feet above grade on the highway side and not less than three feet six inches on the side facing the abutting lot.

    If the wall, or combination wrought iron fence and retaining wall, is to be constructed subsequent to the recordation of the final tract map, post a faithful performance bond and execute an agreement with the Department of Public Works, insuring its construction prior to the sale of lots or occupancy of homes constructed thereon. The penal sum of the bond shall be determined by the Department of Public Works.

11. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.

12. Flag lots shall have fee access strips of at least 10 feet in width where contiguous to other strips and 15 feet where not contiguous to other strips. In cases where there are hillside slopes or footings for walls or planters adjacent to the access strips, the width of the access strips shall be sufficient to accommodate the full width of the required driveway paving.

13. Provide reciprocal easements over the multiple access strips for the benefit of the lots served and post with "No Parking" signs. Submit to the Department of Regional Planning for approval a notarized letter agreeing to record the

easement documents when the lots are sold and a copy of the easement document.

14. Label all common driveways as "Private Driveway-Fire Lane" on the final map.

15. Construct or bond with the Department of Public Works for driveway paving on the flag lots from the street to the building pads, to the satisfaction of the Department of Regional Planning and Department of Public Works as follows:

    - A minimum of 15 feet in width where serving one residence or 20 feet in width where the driveway is 20 feet or more in length;

    - A minimum of 20 feet in width where serving two residences; and

    - A minimum of 24 feet in width where serving three residences.

16. Post all common driveways with signs stating "No Parking-Fire Lane" and provide for continuous posting and enforcement of this restriction in the project's CC&R's or in a maintenance agreement. Submit a copy of the CC&R's or maintenance agreement to the Department of Regional Planning for review and approval.

17. Provide for the ownership and maintenance of the common driveways through a maintenance agreement by the owners of the lots served or the homeowners' association. Submit a copy of the agreement to be recorded to the Department of Regional Planning for approval.

18. Provide legal and physical access to those areas labeled "Not-A-Part" to the satisfaction of the Department of Regional Planning and Department of Public Works.

19. Comply with the traffic mitigation measures, including those detailed in the City of Los Angeles Department of Transportation's June 6, 2002, letter, identified in the letter from the Department of Public Works, Traffic and Lighting Division to Linscott, Law & Greenspan dated July 28, 2003 which is attached to the Department of Public Works conditions of approval.

20. Show "A" Street, "D" Street through "K" Street, "B" Street south of "L" Street, and "C" Street south of "N" Street as dedicated streets on the final map.

21. Show "B" Street north of "K" Street, "C" Street north of "K" Street and "L" Street through "X" Street as private and future streets on the final map.

22. Provide for the ownership and continued maintenance of the private and future streets through the homeowners' association, road maintenance district, or by a road maintenance agreement, and provide the Department of Regional Planning with a copy of the CC&R's or maintenance agreement to be recorded.

23. Except where the Fire Department determines that gates are not allowed for safety reasons, or as otherwise specified in these conditions, gated entries are permitted at the locations depicted on the tentative tract map subject to the stacking, turnaround, width and design requirements of the Fire Department and Department of Public Work's.

24. Record an agreement, to the satisfaction of the Director, for inclusion within the project's CC&Rs, guaranteeing access for ingress, egress, and underground utility purposes, across and within those portions of all private and future streets which are northerly of the depicted gate entries on Tract Map No. 53138, for the benefit of properties located to the north of the project.

25. Prior to recordation of any final unit map that includes "T" Street, 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 through Lot 266 from the northerly tract boundary to Private and Future "T" Street, continuing to a public road, all 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.

26. Prior to recordation of any final unit map that includes "T" Street, 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, including those commonly referred to as the "Deerlake Addition." The easement shall extend through Lot 264 from the northerly tract boundary to Private and Future "T" Street, continuing to a public road, all as shown on Vesting Tentative Tract Map No. 53138, and shall be a minimum of 36 feet, and a maximum of 58 feet in width.

27. Prior to recordation of any final unit map that includes "X" Street, 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 from the northerly property line of the project site at Lot 7 of Section 6, through and over "X" Street, across and within those portions of all private and future streets which are northerly of the depicted gate entries on Tract Map No. 53138, to a public road, and shall be 64 feet in width, including slope easements. The easement shall terminate if and when the County of Los Angeles accepts the applicant's offer of dedication of "X" Street.

28. Grant to all persons holding title to land within the County of Los Angeles and the heirs, successors, and assigns of said persons, as their interest may now or hereafter appear of record, a non-exclusive easement for ingress and egress, road, and utility purposes over the private and future streets in this subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning.

29. Permission is granted to use the alternate street cross section to the satisfaction of the Department of Regional Planning and Department of Public Works for "R" Street, "S" Street, "T" Street, "U" Street, "V" Street and "W" Street.

30. Convey an easement for construction of a helispot on Lot 399 to the Consolidated Fire Protection District of the County of Los Angeles for use by said Consolidated Fire Protection District and other emergency personnel. Submit evidence of compliance with this condition to the Director prior to recordation of the final map.

31. 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 remainder parcels. Construction of recreational amenities is permitted. Dedicate on the final map the right to prohibit the construction of residential and accessory structures on the open space lots (Lots 378 through 383, 385 through 393, 398, 400, 401, and 417). Recreational structures may be constructed on portions of Lots 376, 384, and 416, subject to approval of plot plans by the Director.

32. Lot 377 shall be used for a sheriff's storefront sub-station to be constructed by the subdivider to the satisfaction of the Sheriff's Department as provided for in Conditional Use Permit Case No. 99-239-(5).

33. Provide for the ownership and maintenance of the open space lots (Lots 378 through 383, 385 through 393, 398, 400, 401, and 417) by the homeowners' association or dedicate the open space lots to a public agency to the satisfaction of the Department of Regional Planning.

34. Number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of the Department of Regional Planning.

35. Permission is granted to create additional open space lots to the satisfaction of the Department of Regional Planning.

36. Bond with the Department of Public Works for any recreational structures proposed for Lots 404 and 408 and the equestrian rest area adjacent to Lot 262.

37. Pursuant to Section 3(b) of that certain Agreement dated March 29, 2002, between the Santa Monica Mountains Conservancy, the Mountains Recreation and Conservation Authority and Presidio Chatsworth Partners, LLC, the permittee shall reimburse the Los Angeles County Regional Park District (Proposition A) in the amount of $260,000, prior to recordation of any final unit map. The March 29, 2002, agreement is on file at the Department of Regional Planning.

38. Construct and dedicate equestrian and hiking trails to the County of Los Angeles, or other public agency approved by the County of Los Angeles, to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director prior to recordation of the final map or unit map which includes all or a portion of the trail.

39. Construct and dedicate a trail to the County of Los Angeles which connects to the proposed trail within the westerly adjoining property at the westerly boundary of the project property or to an alternate point along said westerly boundary, to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director prior to recordation of the final map or unit map which includes all or a portion of the trail.

40. Install guard railing on top of and along the approaches to the existing dam within Devil Canyon to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director prior to recordation of the final map.

41. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's CC&R's which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the document to be recorded to the Department of Regional Planning.

42. Three copies of a landscape plan which may be incorporated into a revised site plan shall be submitted and approved by the Director as required by Conditional Use Permit Case No. 99-239-(5).

43. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director and the County Forester and Fire Warden, and a bond shall be posted with the Department of Public Works or other verification shall be submitted to the satisfaction of the Department of Regional Planning to ensure the planting of the required trees.

44. This subdivision is a major land division and must be filed as a final tract map. No waiver is allowed.

45. 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 final unit 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 No. 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.

46. A maximum of 150 units may record until a second means of street access is physically constructed to the satisfaction of the Department of Public Works, Department of Regional Planning, and Fire Department.

47. Within 30 days of the tentative map approval, as provided in the Mitigation Monitoring Program, deposit the sum of $3,000 with the Department of Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.

48. Within five days of the tentative map approval date, remit processing fees (currently $875) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.

49. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tentative approval which action is brought within the applicable time period of Government Code section 66499.37 or any applicable limitation period. The County shall promptly notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

50. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall, within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to: depositions, testimony, and other assistance to the subdivider or the

subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;

At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein; and

The cost for collection and duplication of records and other related documents will be paid by permittee according to Los Angeles County Code Section 2.170.010.

51. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached Mitigation Monitoring Program and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Department of Public Works, Fire Department, Department of Parks and Recreation, and Department of Health Services.

The Regional Planning Commission herewith amends the conditions of the Department of Public Works as detailed below:

Condition #32 (Land Development Division-Road)—Construct curb, gutter, base, pavement and sidewalk on all streets (except future streets). Permission is granted to use the alternate street section for all local streets is amended to add: **"Permission is granted to construct inverted shoulder pavement with concrete flowlines (no sidewalks) on streets within Neighborhood 1.**

*The Regional Planning Commission finds that use of the inverted shoulder design will provide adequate and appropriate roadway design. Sidewalks in this area will not benefit the area in that the neighborhood is proposed to be gated with an equestrian orientation and there is no necessity to connect sidewalks with the adjacent neighborhood.*

Condition 38a (Land Development Division-Road) Provide street lights on concrete poles with underground wiring on all streets to the satisfaction of Public Works is amended to read: **Provide street lights on concrete poles with underground wiring on all streets to the satisfaction of Public Works except in the areas designed Neighborhood I and II where street lights are not required.**

*The Regional Planning Commission finds that street lights are not required for these neighborhoods. The equestrian orientation of these neighborhoods would be impacted by standard street lighting requirements and the surrounding community has indicated that street lights would create a visual intrusion.*

Condition 43 c (Land Development Division-Road)—Permission to eliminate sidewalks and cluster street trees within private and future right of way on R Street, S Street, T Street, U Street, V Street and W Street per note 11 is denied is amended to read: **Per condition #32 sidewalks are eliminated within the area designated Neighborhood I.**

Condition 43 d (Land Development Division-Road—Permission to meander sidewalks and cluster street trees within private and future right of way on portions of B Street, C Street, L Street, M Street, N Street, O Street, P Street, and Q Street per note 12 is denied is amended to read: **Within the area designated Neighborhood II, sidewalks may meander within the private and future right of way and street trees may be clustered subject to approval of improvement plans in conformance with the details shown on the approved tentative map.**

*The Regional Planning Commission finds that meandering of sidewalks and clustering of street trees is an appropriate addition to the project's design and direct the Department of Public Works to incorporate details shown on the approved tentative map into street improvement plans.*

COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL
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August 4, 2004

Agenda No. 13
03/23/04

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: CONDITIONAL USE PERMIT NUMBER 99-239-(5)**
**OAK TREE PERMIT NUMBER 99-239-(5)**
**FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

On March 23, 2004, your Board conducted its hearing on the above-referenced permits which propose the construction of 375 single-family residences, 14 private and future streets, four debris basins, one helispot, one sheriff's storefront facility, project associated infrastructure, the removal of 61 oak trees and encroachment into the protected zone of 11 oak trees on approximately 230.58 acres in the Chatsworth Zoned District. At the conclusion of the hearing, your Board indicated its intent to approve the permits and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By
PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di
Enclosures

HOA.250017.1

**FINDINGS OF THE BOARD OF SUPERVISORS**
**AND ORDER CONDITIONAL USE PERMIT NO. 99-239-(5)**
**OAK TREE PERMIT NO. 99-239-(5)**

1. The Board of Supervisors of the County of Los Angeles ("Board") conducted a duly noticed public hearing on this proposed Conditional Use Permit Case No. 99-239-(5) and Oak Tree Permit No. 99-239-(5) on March 23, 2004. The Regional Planning Commission ("Commission") previously conducted its duly noticed public hearing on January 23, 2002, April 10, 2002, June 19, 2002, August 21, 2002, September 11, 2002, and September 3, 2003. These cases were heard concurrently with Vesting Tentative Tract Map No. 53138.

2. The applicant is proposing to construct a residential development on the subject property consisting of 375 single-family residential lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility lot, 21 open space lots, and four designated remainder parcels as defined in Government Code section 66424.6, and project associated infrastructure to be developed in compliance with hillside management and density controlled development design review criteria.

3. A conditional use permit is required to authorize the proposed density-controlled residential development in a hillside management area, pursuant to Sections 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").

4. A conditional use permit for a density-controlled development allows clustering of the units into the least environmentally sensitive areas of the site while retaining the remaining portion of the property in permanent open space.

5. A conditional use permit for development in a hillside management area protects the resources in hillside areas from incompatible development, which may result in, or have the potential for environmental degradation and/or destruction of life and property, and ensures, to the extent possible, that development maintains and enhances the natural topography, resources and amenities of the hillside management area while allowing for limited controlled development therein.

6. The subject site is located north of State Route 118 (Simi Valley Freeway) at the northerly terminus of Canoga Avenue and the northerly terminus of Topanga Canyon Boulevard in the Chatsworth Zoned District.

7. The site is 230.58 acres in size, irregular in shape, and has flat to hilly topography. A large portion of the property is generally a plateau that is bordered to the west and south by Devil Canyon and to the east by Brown's Canyon. It is generally vacant though five single-family residences, and the foundations of several other residences exist on the site.

8. The majority of the subject property was historically known as the Deerlake Highlands Tract, a Record of Survey subdivision of approximately 2,575 lots recorded in the late 1920s. Since their creation in the late 1920s, these substandard sized lots have been occasionally conveyed, sold, and acquired. These lots have been merged into 624 lots, each with a minimum of 6,000 square feet through the processing and issuance of 624 unconditional certificates of compliance.

9. Access to the site is provided by Topanga Canyon Boulevard to the west and Canoga Avenue to the east. Presently, the upper portions of the project site are accessible only via a substandard bridge across Devil Canyon from Canoga Avenue.

10. The site is zoned A-1-1 (Light Agriculture, one acre minimum required area) and R-1-6,000 (Single-family residential-6,000 square feet minimum required area). The zoning was established by Ordinance No. 7505 which became effective on April 14, 1959.

11. The proposed project complies with the applicable requirements of the A-1-1 and R-1-6,000 zoning classifications applicable to the property.

12. Surrounding zoning is R-1-6,000 to the south (Twin Lakes), A-2-1 to the north, R-1-6,000 to the east, and A-1-1 to the west. The Board has indicated its intent to approve Zone Change Case No. 00-188-(5) which would change the zoning of the property to the west to RPD-5,000-6U.

13. Properties to the north of the subject property are vacant. Immediately to the west of the site is a proposed 65 unit residential condominium development, which the Board has indicated its intent to approve. This condominium development is adjacent to an existing multi-family development. To the south is the Twin Lakes community developed with single-family residences and to the east, across Brown's Canyon within the boundaries of the City of Los Angeles is Porter Ranch, a large master planned community with approximately 2,400 dwelling units either built or under construction.

14. The subject property is depicted within the Non-Urban (R) and Rural Communities (RC) land use classifications on the land use policy map 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. The project's overall proposed density is approximately 1.7 dwelling units per acre.

15. The Non-Urban designated portion of the subject property is located at the southeasterly edge of the site. This area contains relatively less steep hillsides and is appropriate for more urban development. The General Plan permits

density transfer from urban to non-urban areas where topography or geologic conditions warrant such transfer. Twenty-three units are proposed to be transferred from the urban area to the non-urban area, from that portion of the site designated Rural Communities to that designated Non-Urban. The transfer of this number of units is acceptable given the overall number of units and the topographic conditions which exist in the urban area which make the area unsuitable for development. The transfer of 23 units from the southeasterly portion of the site designated urban to a portion of the non-urban area within the southwesterly portion of the site satisfies the General Plan requirement. The topographical data supports the need for transfer because portions of the southwesterly non-urban areas are more amenable to development since they are significantly flatter than the southeasterly portion of the site designated as urban. This transfer has resulted in a better project design while staying within density limits

After the density transfer, the project will consist of 54 dwelling units on 65.42 acres of the site designated as non-urban and 321 dwelling units on approximately 165 acres of the site designated Rural Communities. The density of the proposed project is consistent with the land use classifications of the General Plan.

16. The proposed project is consistent with the goals and policies of the General Plan. The project concentrates land use growth adjacent to existing urban development and the proposed density transfer allows for preservation of hillsides and flexibility in design. The density of the proposed project is compatible with the land use patterns of the surrounding community.

17. The non-urban portion of the subject property contains natural slopes of 25 percent or greater. Therefore, a conditional use permit to ensure compliance with hillside management design review criteria is required.

18. The slope analysis prepared for the non-urban portion of the project indicates that 18.23 acres are in the 0-25 percent category, 23.38 acres are in the 25-50 percent category, and 23.81 acres are in the 50 percent and above category. Based on the slope analysis prepared for the non-urban portion of the project, and the minimum and maximum number of units permitted under the General Plan and the zoning within the Rural Communities portion of the project, the maximum permitted residential density for the subject property is 1,022.07 units and the low-density threshold is 171.15 dwelling units. The proposed project complies with these density thresholds.

19. The clustering of units is permitted, provided the overall density does not exceed the density permitted by the zoning.

20. Vesting Tentative Tract Map No. 53138 is a related request to subdivide the subject property into 375 single-family residential lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility lot, 21 open space lots, and four "remainder parcels."

21. The applicant's site plan ("Exhibit A"), depicts the 230.58 acre property. The site plan depicts the project divided into four neighborhoods with distinct lot sizes, configurations and a range of housing types. Neighborhood 1 with 48 lots is located adjacent to the Twin Lakes community with the remaining three neighborhoods accessed by two bridge crossings of Devil Canyon. A total of 191 lots within the project contain at least 15,000 square feet, with 55 of those lots designed specifically for equestrian use and located adjacent to existing and proposed riding and hiking trails. The site plan depicts a system of trails incorporated into the project with a loop trail connecting to the Santa Susana pass trail and an additional internal system. A sheriff's storefront facility is to be located at the entrance to the project at Topanga Canyon Boulevard (Lot 377) and a Fire Department helipad is located at the northeast corner of the property (Lot 399).

22. A significant amount of correspondence from surrounding neighbors and interested parties was received in opposition to the project. Comments included concerns about traffic impacts, loss of natural open space, safety issues, impacts on schools, lack of County services in the area, the need to maintain the existing rural lifestyle of Chatsworth, the need for access to properties to the north of the project, stormwater impacts on Devil Canyon, the need for a connecting trail system, the need to consider alternative access to the site from De Soto Avenue, and the concern that the proposed density would be inconsistent with the density of the surrounding community.

23. During the public hearing before the Commission, the Commission heard staff's presentations, the applicant's presentation, and extensive testimony from concerned neighbors. Much of the public testimony reiterated comments received in written correspondence but stressed the need for reduced density, adequate trails, lots of at least 15,000 square feet and lots specifically designed to allow horse keeping, and inclusion of a roadway connection to the north.

24. In response to community concerns, the Commission directed the project applicant to redesign the project keeping in mind the comments raised during the public hearing. The applicant participated in community meetings and formed a community advisory group to redesign the project in response to these comments. The project design approved by the Commission and considered by the Board as well as "additional conditions" proposed by the applicant resulted from these community meetings.

25. At the public hearing before the Board, the applicant, as well as several members of the public, testified in favor of the proposed project. These proponents testified favorably concerning the project's improvement of services, including sewage disposal capability to the Twin Lakes Community, the addition of needed housing, the preservation of open space, hiking and equestrian trails, and wildlife corridors, and the economic benefits to the local economy from job creation during construction.

26. At the public hearing before the Board, several members of the public testified in opposition to the proposed project. These opponents cited concerns regarding water quality impacts for stormwater runoff, traffic impacts on Canoga Avenue during construction, traffic impacts from the built-out project, the density of the project, access for properties north of the project site, and impacts on natural wildlife habitat.

27. The redesigned project includes the provision of a "tap" street to the project's northerly boundary in a feasible and logical location to serve property owners north of the project. On the final unit tract map that includes "T" Street, additional easements for ingress, egress, and underground utility purposes will be reserved in documents for the benefit of properties to the north of the project, as described in project conditions. These easements are in feasible and logical locations to serve properties north of the project. The Mountains Recreation and Conservation Authority ("MRCA") has initiated an action to provide an easement to identified property owners north of the project site over the approximately ten-foot strip of land owned by the MRCA adjacent to the project's northerly boundary.

28. The applicant proposes grading to be balanced on site. A total of 2,249,000 cubic yards of earthwork is proposed. The total disturbed area will occupy approximately 157 acres, not including fuel modification impacts. The single-family residential pads will occupy a total of 62.2 acres, or 27 percent of the project site.

29. The proposed residential development will be required to comply with the development standards and requirements applicable to the R-1 and A-1 zones, as set forth in Sections 22.20.070 through 22.20.150, and Sections 22.24.070 through 22.24.110, of the County Code.

30. The proposed project's use of clustering, considerations given to size, scale and bulk, and modification in grading technique result in a visual quality that will complement community character and benefit current and future community residents.

31. Pursuant to Section 22.56.215.J.1 of the County Code, the proposed project is required to contain open space in an amount not less than 25 percent of the net urban hillside management area and not less than 70 percent of the net non-

urban hillside management area. The proposed project has the necessary provision for open space, in that approximately 175 acres of open space will be provided, including 73.5 acres of undeveloped area, 58.7 acres of landscaped slopes, three mini-parks comprising one acre each, and 4.69 acres of riding and hiking trials and 39 acres of landscaped yard. These open space areas represent approximately 76 percent of the project area.

32. As required by Section 22.56.215.J.1 of the County Code, provision will be made for landscaping all common or open space areas not to be left in a natural state, all utilities will be placed underground, and exterior elevation drawings indicating building heights and major architectural features shall be submitted to and approved by the Director of the Department of Regional Planning prior to the issuance of any building permit.

33. Pursuant to Section 22.56.205 of the County Code, the applicant shall provide for the permanent reservation of all commonly owned areas, and no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in the commonly owned areas.

    It is the intent of the hillside management conditional use permit process to protect the resources in hillside management areas as specified in the General Plan from incompatible development which may result in or have the potential for environmental degradation and/or destruction of life and property. It is not the purpose of this process to preclude development within these areas but to ensure, to the extent possible, that such development maintains, and where possible enhances, the natural topography, resources, and amenities of the hillside management areas while allowing for limited controlled development therein.

34. The project's location, size, design and operating characteristics have given consideration to harmony in scale, bulk, coverage, and density; the availability of public utilities, services and facilities; the generation of traffic and the capacity and physical character of surrounding and proposed streets; and the suitability of the site for the type and intensity of use or development which is proposed.

35. The proposed project includes community facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.

36. The approval of the proposed dwelling units for the proposed development in non-urban hillsides is allowed since the proposed conditions of approval adequately mitigate problems of public safety, design, and environmental considerations as provided in the General Plan.

37. The proposed project has the necessary provision for open space areas.

38. Approval of this conditional use permit is conditioned on the applicant's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 53138.

39. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

40. Four debris basins will be constructed as part of the project, which will remove over 4,500 cubic yards of solids from the storm water runoff to be discharged into the natural water course adjacent to the project site.

41. Vortex separation systems ("VSS"), also known commercially as Continuous Deflection Separation ("CDS") systems, including the placement of "sorbents" for the removal of oil and grease, will be installed at all storm drain outlets to further treat storm water runoff prior to discharge into the natural water course

42. VSS (or CDS) systems have been approved by the Regional Water Quality Control Board ("RWQCB") as compliant with its "full capture device" criteria set forth in the Total Maximum Daily Load regulations for trash in the Los Angeles River Watershed.

43. The CDS satisfies the State Resources Control Board Resolution No. 68-18 (Anti-degradation Policy) as the best "practicable" treatment or control of the discharge necessary to assure that: (a) a pollution or nuisance will not occur, and (b), the highest water quality consistent with maximum benefit to the people of the State will be maintained.

44. VSS (or CDS) systems have been approved by the Los Angeles County Department of Public Works for use as storm water treatment devices, which comply with the Best Management Practices criteria of the federal Clean Water Act and the regulations of the RWQCB.

45. Oak Tree Permit 99-239-(5) requests authorization to remove 61 oak trees and encroach into the protected zones of an additional 11 trees in conjunction with the construction of a residential development, pursuant to Section 22.56.2060 of the Los Angeles County Code.

46. The applicant has submitted an Oak Tree Report prepared by a certified arborist that identifies and evaluates a total of 357 oak trees.

47. The Los Angeles County Forester and Fire Warden, Forestry Division, has reviewed the Oak Tree Report and determined that the document is accurate and

complete as to the location, size, condition and species of the oak trees on the site. The County Forester has recommended approval of the requested removals and encroachments, subject to the recommended conditions of approval including replacement trees to be provided on a 2:1 basis. The total mitigation planting includes 106 specimen oak trees. In addition, 106 acorns shall be planted, as required by this Board.

48. The removal of the 61 oak trees and encroachment into the protected zones of an additional 11 trees is necessary to allow the construction of proposed streets, building pads and other related and necessary improvements, due to site constraints such as topography and drainage.

49. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Department of Public Works as condition of tract approval.

50. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000 *et seq.*), the State CEQA Guidelines and the County's Environmental Document Reporting Procedures and Guidelines ("County CEQA Guidelines"). The Initial Study concluded that there was substantial evidence that the project may have a significant impact on the environment in the following areas: aesthetic/visual, air quality, archaeological/ historical, drainage, flooding, fire hazard, geologic/seismic, noise, public services/facilities, schools, sewer capacity, soil erosion/grading, solid waste, traffic/circulation, vegetation, water quality, water supply, wetlands/riparian, wildlife, and cumulative effects. The Initial Study demonstrated that an Environmental Impact Report ("EIR") would be required.

51. The EIR prepared for this project concluded that no significant effects which cannot be avoided or mitigated have been identified. All potentially significant environmental impacts including aesthetic resources, air quality, biota, cultural resources, geology, hydrology and water quality, noise, traffic, public services, including fire protection, police protection, and library services, and utilities, including water supply, waste water, solid waste, electricity and natural gas can be mitigated to a less than significant levels through implementation of the mitigation measures identified in the EIR.

52. A Final EIR ("FEIR") for the project has been prepared in compliance with CEQA (Public Resources Code Section 21000 *et seq.*), the State CEQA Guidelines and the County CEQA Guidelines. The FEIR consists of the Draft EIR dated November 2001, the Technical Appendices to the Draft EIR dated November 2001 and the FEIR, including responses to comments dated December 2003. The Board has independently reviewed and considered the FEIR and it reflects the independent judgment of the County.

53. A Mitigation Monitoring Program consistent with the conclusions and recommendations of the FEIR has been prepared. The Mitigation Monitoring

Program identifies in detail the manner in which compliance with the measures adopted to mitigate, or avoid potential adverse impacts of the project to the environment is ensured, and its requirements have been incorporated into the conditions of approval for this project.

54. The Board finds that this project is not *de minimus* in its effect on fish and wildlife resources. Therefore, this project is not exempt from California Department of Fish and Game Fees pursuant to section 711.4 of the California Fish and Game Code.

55. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision in this matter is based is the Los Angeles County Department of 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, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:**

A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;

B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing, or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private facilities as are required;

E. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to: life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;

F. That the proposed project is compatible with the natural biotic, cultural, scenic and open space resources of the area;

G. That the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;

H. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;

I. That the approval of the proposed development within a hillside management area, with dwelling units exceeding the number permitted by the low-density threshold in non-urban hillsides and the midpoint of the permitted density range in urban hillsides, is based on the project's ability to mitigate problems of public safety, design and/or environmental considerations, as provided in the Zoning Ordinance and the General Plan;

J. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Part 16 of Chapter 22.56 of the Los Angeles County Code;

K. That removal of 61 oak trees and encroachment into the protected zone of 11 additional trees is necessary for development reasons as continued existence of the trees at their present location frustrates the planned improvements or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive;

L. That the removal of the 61 oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and

M. That the removal of the oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

**THEREFORE, THE BOARD OF SUPERVISORS:**

1. Certifies that it has reviewed and considered the information contained in the FEIR; certifies that the FEIR has been completed in compliance with CEQA, the State CEQA Guidelines and County CEQA Guidelines and reflects the independent judgment of the Board as to the environmental consequences of the project, and determines that the significant adverse effects of the project have been reduced to an acceptable level, as described in the project Environmental Findings of Fact, which findings are incorporated herein by reference.

2. Approves and adopts the Mitigation Monitoring Program for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, the Board finds that the Mitigation Monitoring Program is

adequately designed to ensure compliance with the mitigation measures during project implementation.

3. Approves Conditional Use Permit Case No. 99-239-(5) and Oak Tree Permit Case No. 99-239-(5) subject to the attached conditions.

## CONDITIONAL USE PERMIT NO. 99-239-(5)

## CONDITIONS OF APPROVAL

1. This grant authorizes the use of the subject property for a total of 375 single-family residential lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility lot, 21 open space lots, four "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), subject to all of the following conditions of approval.

2. A minimum of 50 percent of the 375 lots, or 188 lots, shall be 15,000 square feet in size, or larger.

3. A minimum of 55 lots shall be specifically designated to accommodate horse keeping.

4. The subject property shall include a general perimeter of lots that are 15,000 square feet in size, or larger, along the eastern and southern perimeters of Neighborhoods I and II, as shown on Exhibit A of this Conditional Use Permit.

5. This grant shall not be effective for any purpose until a duly authorized representative of the permittee and the owner of the subject property, if other than the permittee, have filed at the office of the Department of Regional Planning an affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 9, and until all required monies have been paid pursuant to Condition No. 10.

6. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, its successors and assigns, and any other person, corporation, or entity making use of this grant.

7. If any material provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

8. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if they find that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

9. The terms and conditions of the grant shall be recorded in the office of the County Recorder prior to the issuance of any grading or building permit or concurrent with the recordation of the final map, whichever occurs first. In addition, upon transfer or lease of all or any portion of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

10. Within five days of the approval date of this grant, the permittee shall remit processing fees in the amount of $875 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

11. The mitigation measures set forth in the Final Environmental Impact Report ("FEIR") for the project are incorporated by this reference and made conditions of this permit, and the permittee shall comply with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence:

    A. Prior to or concurrent with submittal of the revised Exhibit A to be approved by the Director of the Department of Regional Planning ("Director") prior to issuance of grading permits;

    B. At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;

    C. Prior to occupancy clearances by the Department of Public Works; and

    D. Additional reports shall be submitted as required by the Director.

12. The subject property shall be graded, and maintained in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity in violation of any such law, statute, ordinance or other regulation shall be a violation of these conditions. If any inspection of the subject property discloses that the property is being used in

violation of any condition of this grant, the permittee may be required to reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment.

13. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.

14. In the event that any claim, action, or proceeding is filed as described above, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of $5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    A. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

    B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

    The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

15. This grant shall expire unless used within two years after recordation of a final map for Vesting Tentative Tract Map No. 53138. In the event that Vesting Tentative Tract Map 53138 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlements to the use of the property thereafter shall be subject to the regulations then in effect.

16. The subject property shall be graded, developed and maintained in substantial compliance with the approved Exhibit A, which includes the tentative tract map (dated March 24, 2004), 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.

17. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit A or a revised Exhibit A approved by the Director.

18. The development of the subject property shall conform to the conditions of approval for Vesting Tentative Tract Map No 53138.

19. No grading permit shall be issued prior to the recordation of a final map unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map No. 53138.

20. Any future development of the four lots designated as remainder parcels shall be subject to the regulations in effect at the time of such development, including the provisions of sections 66410 et seq. of the California Government Code (Subdivision Map Act) and the requirements of the Subdivision and Zoning Ordinances.

21. The applicant shall provide no less than 175 acres of open space, representing 76 percent of the project site, consisting of 73.5 acres of undeveloped area, 58.7 acres of landscaped slopes, and 4.69 acres of riding and hiking trials 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.

22. Two private active use areas shall be provided on open space lots 376 and 384 to the satisfaction of the Director. Amenities such as benches, playground equipment or other similar features shall be provided as depicted on the approved Exhibit A.

23. A natural park area shall be provided on a portion of open space lot 416 as shown on the approved Exhibit A.

24. An equestrian rest area shall be provided and permanently maintained by the Homeowners' Association on the remainder parcel adjacent to lot 262, 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.

25. The permittee shall pay the Quimby in-lieu fee of $410,040 as required by the Department of Parks and Recreation.

26. The area of individual lots shall substantially conform to that shown on the approved Exhibit A and shall include at least 55 lots containing a minimum of 15,000 square feet and specifically designed to accommodate horse keeping. Each horse-keeping lot shall include a minimum area of 2,000 square feet designated specifically for horse keeping. No portion of the designated area shall be closer than 35 feet to any habitable structure and shall comply with the requirements of the County Code. Site plans depicting compliance shall be submitted to the Director prior to issuance of building permits.

27. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the proposed zones in accordance with County Code Section 22.56.205. Associated Vesting Tentative Tract Map No. 53138 may record in phases as separate final maps, provided that the average area of all lots shown on each final map in conjunction with all previously recorded final maps complies with the minimum area requirements of the zones where the lots are proposed with reduced areas. In the event any portion of the subject property is further subdivided in the future, the area of the proposed lots shall be averaged with all of the subject property to collectively conform to the minimum lot area requirements.

28. Prior to the issuance of any grading permit or building permit, site plans covering the applicable development phase as identified on the phasing map for Vesting Tentative Tract Map No. 53138 shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:

    A. complies with the conditions of this grant and the standards of the zone; and

    B. is compatible with hillside resources.

29. Review of the site plan shall emphasize, within the limits established by geologic and engineering constraints, grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences onsite. Other features to be indicated on all site plans include walls, landscaping, driveways, and building setbacks.

30. All utilities shall be placed underground.

31. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.

32. Prior to recordation of any final map for associated Vesting Tentative Tract Map No. 53138, the permittee shall submit copies of the Covenants, Conditions and Restrictions ("CC&R's") for the project to the Director. The CC&R's shall include

a prohibition on the use of water softener units in the single family residences which discharge chemical agents into the public sewer system.

33. During construction the permittee and its contractor shall comply with Sections 12.12.010-12.12.100 of the County Code regarding building construction noise.

34. On-site grading shall be limited to that which is necessary to construct roads, bridges, parks, community facilities, common area facilities, building pads within housing neighborhoods, and other improvements shown on the approved Exhibit A.

35. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and the requirements of Condition No. 59 have been met.

36. The permittee shall, upon the commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.

37. No construction equipment or vehicles shall be parked or stored on any existing public or private street.

38. No recreational vehicles shall be parked or stored on any street within the development. The permittee shall provide for continuous enforcement of this restriction in the project's CC&R's.

39. To the extent authorized by applicable law, the permittee shall encourage the hiring of disadvantaged business enterprises to participate in project construction. This shall include outreach and public education efforts.

40. The permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.

41. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles.

42. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage. These shall include any of the above that do not directly relate to the use of the property or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such

occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

43. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to confirm what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.

44. The subject property shall be developed, operated and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department. The proposed project will fulfill its statutory responsibilities related to water conservation through its compliance with Health and Safety Code section 17921.3 which requires low-flush toilets in all new construction, Title 24 of the California Code of Regulations (sections 2-5352 (I) and (J)) which requires hot water pipes to be insulated, and Government Code section 7800 which requires lavatories to have self-closing faucets in public restrooms.

45. All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised site plan, shall be submitted to and approved by the Planning Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

    In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements.

    The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the applicant can prove to the satisfaction of staff that planting 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage of such planting is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration.

**Permitted Plantings.** Trees, shrubs and ground coverings indigenous to the local region may be used for the required 50 percent locally indigenous landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping pursuant to a list compiled by the Los Angeles County Fire Department which may be obtained from them. This list may be amended as approved by staff.

**Timing of Planting.** Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and ground coverings shall be completed within six months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within eighteen months following completion of the required planting. The applicant shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished, at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

## GRADING AND CONSTRUCTION ACTIVITIES

46. All of the conditions of approval shall be included with, and made a part of, all construction contracts.

47. Prior to the issuance of any grading or building permits, the permittee shall meet with the owners of existing residences within the project site to develop a plan for maintaining access and utility services to the existing residences for the duration of construction. The plan shall be subject to the review and approval of the Department of Regional Planning.

48. Prior to start of construction, including any grading activity:

    A. A Deerlake Ranch Construction Monitoring Committee shall be established for the duration of construction activities, to be composed of no more than six individuals who shall be property-owners, tenants, business-owners and/or other interested persons in the Chatsworth area and shall be appointed by the Supervisor for the Fifth District;

B. The permittee and its appropriate contractor representatives shall conduct a pre-construction meeting with the Deerlake Ranch Construction Monitoring Committee and other interested members of the community. The Twin Lakes Property Owners Association and Chatsworth Neighborhood Council shall be duly notified in order to plan such a meeting and a copy of the notice shall be submitted to the Director;

C. For the duration of construction, the permittee shall meet with the Deerlake Ranch Construction Monitoring Committee on a quarterly basis (or less frequently at the direction of the Committee.); and

D. For the duration of construction, the permittee shall submit to the Department of Regional Planning and the Deerlake Ranch Construction Monitoring Committee on a monthly basis, a written report concerning the monitoring of project conditions. This written report shall list the approved conditions of Conditional Use Permit Case No. 99-239-(5), Vesting Tentative Tract Map Case No. 53138-(5), and Oak Tree Permit No. 99-239-(5), as well as, provisions for reporting the periodic status of the completion of and/or compliance with, the project conditions to the Director and the Deerlake Ranch Construction Monitoring Committee. The format of the written report may be revised from time-to-time, upon recommendation by the Deerlake Ranch Construction Monitoring Committee and/or the Department of Regional Planning, and as approved by the Director. However, the requirement to provide the status of and/or compliance with project conditions shall not be revised.

49. All grading activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or County-observed holiday grading operations are permitted.

50. Other construction operations, such as framing, as well as landscaping and interior building construction operations, shall be limited to Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m. and on Saturday between the hours of 8:00 a.m. and 5:00 p.m. No such work shall be permitted on Sunday or County-observed holidays. Any proposed deviation from the permitted construction operations schedule shall require the permittee to notify the Deerlake Ranch Construction Monitoring Committee, the Twin Lakes Property Owners Association and the Chatsworth Neighborhood Council at least five working days prior to the proposed deviation, and obtain written approval from the Director and the Los Angeles County Building Official or their designees. The Twin Lakes Property Owners Association shall be given the opportunity to submit any written objections it might have to a proposed deviation to the County Building Official and the Fifth Supervisorial District, Chatsworth Field Office. Such deviations may include, but are not limited to: 1) any work and/or deliveries on Sundays or holidays, 2) any grading activities on Saturdays, and 3) any work and/or deliveries prior to, or after, the permitted hours specified herein.

51. Off-site vehicular traffic through the Twin Lakes Community by construction equipment and/or contractor's vehicles shall be prohibited. In addition, permittee shall specify and distribute to all contractors and suppliers, authorized routes for construction related vehicles, including delivery and contractor employee vehicles, through the area bounded by DeSoto Avenue, Devonshire Street, Topanga Canyon Boulevard and State Route 118 consistent with Condition No. 57. Chatsworth Street, between Canoga Avenue and DeSoto Avenue, shall be prohibited for use by construction vehicles. Permittee will post necessary signs and/or personnel at all entries to Twin Lakes and streets not permitted as authorized routes to ensure enforcement of these prohibitions.

52. All vehicles used by construction personnel, including those of outside suppliers and independent contractors, shall be parked on-site. Parking of such vehicles shall not be permitted off-site, including along Mayan Drive, Canoga Avenue, or within any portion of the nearby communities

53. The permittee shall make available to the Twin Lakes Property Owners Association and other interested parties, and post signs in English and the predominant second language(s) in the area, at the entry points to the project site, the name and 24-hour telephone number of the permittee's site representative, which may be the general contractor. The sign shall also include the telephone number of the Los Angeles County Department of Regional Planning's Zoning Enforcement Section, the Department of Public Works' Building and Safety Division and the South Coast Air Quality Management District. If the site representative is not the general contractor, the telephone number of the general contractor's representative shall also be provided. To ensure a continuous line of communication between these parties, the Deerlake Ranch Construction Monitoring Committee, the Twin Lakes Property Owners Association and the Chatsworth Neighborhood Council will also be provided with the telephone number of a representative of the project's general contractor, which call in telephone number shall be toll free. The representative who monitors the telephone line shall have a weekend/evening contact list for all contractors and subcontractors on the job site.

    In the event the representative receives a complaint that the permittee or any contractors or subcontractors have failed to comply with any conditions of the tentative subdivision map, the conditional use permit, oak tree permit, any other permits or any applicable code, regulation or law, the representative shall respond to the complainant within two hours of the first call for calls made between the hours of 8 a.m. and 5 p.m. and by 9 a.m. the following morning for calls received after 5 p.m. and before 8 a.m. If the situation is reasonably construed to be an emergency, response shall be provided within two hours no matter what time the initial call is made. Actual attempts to resolve the complaint must begin as soon as reasonably practical and shall be diligently pursued until completed. Vehicles and construction equipment operated by the permittee and its representatives are allowed access during off-hours to undertake activities

related to resolving complaints. A log of complaints and resolution of the complaints shall be maintained, including the date and time of call and date and time of resolution, and shall be made available for inspection upon request by the community members or governmental agencies. If, after the appropriate written notice, the permittee, its contractors, and/or subcontractors fail to comply with any conditions of the tentative subdivision map, conditional use permit or other permits or any applicable code, regulation or law, the permittee, its contractors and/or subcontractors shall be subject to all penalties, including financial, as prescribed by law.

54. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works. Water tanks and water trucks shall be available on-site 24 hours per day, 7 days per week prior to, and during any grading operations to ensure that effective dust control measures can be implemented and sustained during operations. Permittee shall comply with SCAQMD Rule 403 at all times. Grading cut and fill quantities shall be balanced on-site and no direct import or export of dirt shall be permitted off-site, except for import of certain select materials such as landscape top soil, decomposed granite for trails and other sub-base materials to comply with County Public Works standards for construction.

55. All construction-related vehicles and equipment, whether or not regulated by the California Vehicle Code, shall adhere to the requirements of the Los Angeles County Noise Ordinance, Title 12, Section 12.08.440, and the Mitigation Measures provided for in Section 4.7 of the Environmental Impact Report ("EIR").

56. No access of heavy construction equipment or vehicles, or delivery of construction materials, shall be permitted onto the project site via Canoga Avenue prior to 9:00 a.m. and after 2:00 p.m. Mondays through Fridays. No such access or deliveries shall be permitted on weekends or holidays. In addition, permittee, in consultation with the Los Angeles County Department of Public Works and in a manner consistent with the timing requirements for the construction of the "A" Street Bridge, shall specify authorized routes for construction-related vehicles, including delivery and contractor employee vehicles, consistent with Condition No. 57(d)(ii) of this grant. Permittee will post necessary signs and/or personnel at all entries to Twin Lakes and local streets not permitted as authorized routes to ensure enforcement of these prohibitions.

57. Upon completion of "A" Street and the bridge, as shown on the Tentative Subdivision Map, access to the project via Canoga Avenue by construction equipment or vehicles shall be prohibited, and all construction traffic shall use Topanga Canyon Boulevard. In addition, the following conditions shall apply during the construction of the "A" Street Bridge:

    A. Upon expiration of all appeal periods, including the statutory time period for a legal challenge to the EIR, permittee shall prepare

necessary engineering drawings for the construction of the "A" Street Bridge (aka Topanga Bridge.)

B. Prior to recordation of the first final unit map, the permittee shall have applied to the Department of Public Works for and received a permit to construct the "A" Street Bridge, or the "A" Street Bridge shall be included in the Improvement Agreement for the first final unit map.

C. Prior to the issuance of the first residential building permit, construction shall commence on the "A" Street Bridge.

D. Prior to completion of the "A" Street Bridge, construction traffic on Canoga Avenue shall be subject to the following controls:

(i) No access for construction equipment or vehicles, or delivery of construction materials, shall be permitted onto the project site via Canoga Avenue prior to 9:00 a.m. and after 2:00 p.m. on Mondays through Fridays, and no such access or deliveries shall be permitted on Saturdays or Sundays or legal holidays observed by the County of Los Angeles;

(ii) Construction traffic shall be permitted to travel along the following three routes only: 1) from De Soto Avenue, to Devonshire Street, to Canoga Avenue, to the site; 2) from Topanga Canyon Boulevard, to Chatsworth Street, to Canoga Avenue, to the site; and 3) from Topanga Canyon Boulevard, to Poema Place, to the site;

(iii) Until construction of the "A" Street Bridge has been completed and construction-related traffic is no longer permitted to use Canoga Avenue, the permittee shall have two crossing guards on duty when local schools, day camps, or summer camps are in session: one crossing guard at the intersection of Canoga Avenue with Chatsworth Street and one crossing guard at the intersection of Canoga Avenue with Tulsa Street;

(iv) Until construction of the "A" Street Bridge has been completed and construction-related traffic is no longer permitted to use Canoga Avenue, the permittee shall have one or two flag persons, as determined by the Department of Public Works, on south-bound Canoga Avenue to alert motorists to oncoming construction vehicles;

(v) The "A" Street and Canoga Avenue bridges shall be completed and open for construction traffic prior to issuance of the 130th residential building permit;

(vi) No construction equipment, materials and supply deliveries shall be permitted on Canoga Avenue after the issuance of the 130th residential building permit. Upon the completion of the "A" Street Bridge, construction traffic shall be restricted to travel only from Topanga Canyon Boulevard, to Poema Place, to the site; and

(vii) Upon completion of the "A" Street Bridge, the permittee shall post "No Construction Traffic" signs on the Canoga Avenue entrance to the site prohibiting construction traffic on Canoga Avenue and diverting all such traffic to Topanga Canyon Boulevard and "A" Street.

58. All construction equipment shall utilize modern emissions control technology as outlined in the EIR to minimize emissions. In addition, all waste shall be disposed of properly. Recyclable construction materials should be collected in appropriately labeled containers, and non-recyclable materials and waste products must be transported to appropriate landfills, or other disposal facilities. All toxic or hazardous waste must be disposed of at appropriately licensed facilities. Leaks, drips and spills, whether accidental, or in connection with equipment maintenance procedures, must be cleaned up immediately to prevent soil and/or water contamination. Dry clean-up methods shall be used wherever possible rather than hosing down material spills. Drop cloths or drip pans shall be employed in connection with equipment maintenance.

59. If blasting is found to be necessary within the project area, the permittee shall obtain a blasting permit subject to all of the following:

A. Enlist the services of a registered seismologist to obtain and evaluate seismic data;

B. Inspect all structures (interior and exterior) within a 300 foot radius of any and all area to be blasted, checking and documenting pre-blasting conditions. The review is to be accomplished by the licensed seismologist and the County grading inspector;

C. Obtain the State-required blasting permit from the Los Angeles County Fire Department;

D. Have the seismologist at, or near, the closest structure, or any structures deemed most susceptible to shock effects whenever blasting occurs. The seismologist shall submit two copies of a weekly summary of blasting

activity with test results to the permittee's construction project administrator. One copy of this report shall be submitted to the County grading inspector;

E. The seismologist and County grading inspector shall re-inspect the structures within the same area described in "B" above for post-blasting conditions. Re-inspections shall be fully documented;

F. As agreed, if complaints are made by nearby residents, the County grading inspector shall notify the Twin Lakes Property Owners Association of the nature of the complaint, that the complaint is being investigated and that comments for consideration during the investigation may be considered. As a result of the investigation, further conditions or restrictions may be imposed by any County agency with jurisdiction over the blasting operations, including prohibitions on further blasting operations if it is determined that further blasting operations present a safety hazard or unreasonable public nuisance;

G. Blasting shall be conducted between 1:00 p.m. and 3:00 p.m. and at a time when potential dust generated by blasting activities would not adversely impact nearby residents by prevailing wind, except that other blast times may be authorized by the County grading inspector, subject to the notification procedure in "H" below;

H. Every Friday by 4:00 p.m., all residents and businesses within a 2,000 foot radius of the blast location shall be notified in writing when blasting is scheduled to occur for the following week including the days and times (1:00 p.m. to 3:00 p.m. except as otherwise authorized) and the estimated duration of each blasting activity, and a copy of the notice shall be submitted to the Director. This blasting schedule shall be approved by the County building inspector prior to distribution; and

I. Water and other approved dust inhibitors must be placed over the blast area a minimum of one hour prior to actual blasting.

60. For the duration of construction activities on the project site, the permittee shall survey the market to determine if there exists a more effective stormwater filtration device, as compared to the approved Continuous Deflection Separation (CDS) system, and shall submit a report of its findings to the Department of Public Works on a semi-annual basis and prior to the recordation of each final unit map. If a more effective device is commercially available and approved by appropriate regulatory agencies, the permittee shall diligently work with the Department of Public Works to incorporate the device into the project.

## TRAILS

61. During grading and until completion of the permanent trails within the project, the permittee shall coordinate with representatives of the various local equestrian groups and other interested persons to locate and build temporary riding and hiking trails which, when physically possible, will connect to existing trails from Devil Canyon and Brown's Canyon north of the project. These temporary trails may be relocated from time-to-time due to the need to accommodate construction activity. The proposed locations and construction of the temporary trails shall be reviewed by the Trails Coordinator for the Los Angeles County Department of Parks & Recreation.

62. Prior to recordation of the final map for Vesting Tentative Tract Map No. 53138, the permittee shall install appropriate guard railing on top of, and along the approaches to, the existing dam (Old Canoga bridge) within Devil Canyon to the satisfaction of the Trails Coordinator for the Department of Parks & Recreation.

## SCHOOLS AND OTHER FACILITIES

63. Subject to an agreement with the City of Los Angeles ("City"), the permittee shall provide evidence to the Director that a contribution to the City's Chatsworth Library in the amount of $125,000 has been made.

64. 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 $638 per dwelling unit ($638 x 375 dwelling units = $239,250). The permittee or its successor in interest may contact the County Librarian at (562) 940-8430 regarding payment of fees.

65. The permittee shall construct a sheriff's storefront sub-station facility, not to exceed 800 square feet in size but no less than 600 square feet in size, as depicted on the approved Exhibit A. The facility shall be offered to the Sheriff's Department under appropriate terms and conditions as provided for in an agreement between the County and the permittee. The Sheriff's facility shall be constructed as soon as "A" Street has been completed and Mayan Drive has been relocated, as shown on the approved Exhibit A, to the satisfaction of the Los Angeles County Department of Public Works. In addition to parking required to serve the Sheriff's facility, an additional four parking spaces, at a minimum, shall be provided for trail users.

66. Prior to the issuance of any building permit, the permittee shall provide evidence to the Director that a contribution of approximately $300,000 has been made to

be used for construction and/or child care programs within the Chatsworth community.

67. As agreed, prior to recordation of a final map for Tract Map No. 53138, the permittee shall pay directly to the Twin Lakes Property Owners Association the sum of $230,000 to be used by the Association for the construction of signs, monuments, mail boxes, mail box shelters, street signs, paving and/or re-paving of roads, and any other related community improvement on Association's members' properties that the Association deems appropriate. Prior to payment of the $230,000, the Twin Lakes Property Owners Association shall submit to permittee a declaration executed by the Association's officers stating that said sum will be used for the benefit of the Twin Lakes community for purposes substantially as specified herein.

68. The permittee shall use its reasonable best efforts to work with the County-franchised Cable TV operator to have the franchisee provide cable services to the existing Twin Lakes community.

69. In the event that a Community Facilities District ("CFD") is proposed to fund public facilities for the project, prior to recordation of a final map for Tract Map No. 53138, the permittee shall request that the CFD include funding for the design and construction of public main-line sewers, including five foot lateral stubs in the public right-of-way, to serve the existing Twin Lakes community. To the extent authorized by law and subject to the County's sale of CFD bonds for that purpose, such CFD funding may be used to make a contribution to a County Improvement District ("CID") which may be formed by the Board, at the request of the Twin Lakes community, specifically for the design, acquisition of rights of way through grant or condemnation, and construction of main line sewers within that community. Alternatively, in the event a CID is not formed in a timely manner, or is deemed by the County to be an inappropriate means of implementation, the permittee may construct the public mainline sewers under a private contract, subject to funding by the CFD and acquisition of right-of-way through grants of easements or condemnation by the County. Under either alternative, upon completion of construction to the satisfaction of the Department of Public Works, the mainline sewer shall be transferred for ownership and maintenance to the Los Angeles County Sewer Maintenance District. Performance of the permittee under this condition shall be subject to the following:

A. Upon expiration of all appeal periods, and statutes of limitation for legal challenges to the project, without the filing by any party of litigation challenging the project, the permittee shall prepare all necessary easement documents, including legal descriptions, for each easement required to construct the Twin Lakes sewer across applicable private parcels;

B. Prior to recordation of the first final map, the permittee shall request formation of the CFD to fund public facilities for Deerlake Ranch, and, subject to the County's sale of CFD bonds for that purpose, include funding for the complete design and construction of public main line sewers, including five foot lateral stubs in the public right of way, to serve the existing Twin Lakes Community;

C. Following the submission of an application for the formation of a CFD for this project that specifically lists the Twin Lakes sewer as an approved facility to receive funding, the permittee shall have 90 days to obtain all necessary grants of easements and consents;

D. At the end of the 90-day period, the permittee shall present the County with a list, including legal descriptions, of all parcels that have not voluntarily granted easements necessary to construct the Twin Lakes sewer. The County shall commence proceedings to acquire the remaining required sewer easements through eminent domain;

E. Permittee shall construct or cause to be constructed the sewer facilities for Twin Lakes regardless of the final cost and regardless of whether a CFD is approved by the County of Los Angeles. Upon recordation of all easements necessary to construct the Twin lakes sewer, the permittee shall commence construction in a timely manner, in coordination with the installation of the project sewer main to Canoga Avenue.

Prior to approval of the first final unit map, the permittee shall enter into an agreement with the County to thereafter complete the improvements at the permittee's sole expense. The permittee shall guarantee its performance of the agreement by furnishing cash, a certificate of deposit, a letter of credit, or other instrument acceptable to the Director of the Department of Public Works, which shall be returned to the permittee at such time as the sewer facilities are completed by the permittee and accepted by the Department of Public Works.

F. In addition to the construction of the main line sewer, permittee shall "stub out" the sewer lateral to the edge of the easement for the main line sewer for each lot in "old" Twin Lakes. Property owners will be responsible for their own hook up fees (estimated in 2002 to cost $3,900) and for the construction of their own private connections between their house and the main sewer line easement; and

G. Following the installation of the main line sewer, all roads disturbed by the trenching for the main line sewer shall be paved with an asphalt overlay of the existing road base. Any damage by permittee's sewer contractor to Twin Lakes community roads not disturbed by the sewer installation shall also be repaired to their prior state to the satisfaction of the Department of Public Works.

70. As agreed, prior to recordation of the first final unit map, the permittee shall deposit $200,000 into a segregated account with the County for the sole purpose of designing and constructing improvements to Browns Canyon – Joughin Ranch

Road. These funds may be used by the County, other governmental agencies or a County – directed entity, as determined by the Director of the Department of Public Works.

71. As agreed, the permittee shall pay into an account with the County four payments of $250,000 each, for a total of $1 million. The first of these payments shall be due within one year of the adoption by the Board of the findings and conditions for the project and the following three payments shall be due upon the subsequent one-year anniversary dates. These funds shall be placed into an account administered by the Department of Regional Planning. These funds shall be expended at the discretion of the Supervisor of the Fifth Supervisorial District, and shall be used for community enhancement projects in the local Chatsworth community

72. Pursuant to Section 6 of that certain Amendment and Restatement – Agreement and Escrow Instructions, dated April 2004, between the Mountains Recreation and Conservation Authority ("MRCA") and Presidio Chatsworth Partners, LLC, the permittee shall provide ongoing funding to the MRCA for a park ranger for the Santa Susana Mountains. The April 2004 Agreement is on file at the Department of Regional Planning.

**TRAFFIC IMPROVEMENTS**

73. 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).

74. As agreed between the permittee and CALTRANS, the permittee shall provide to CALTRANS a payment of $455,477 as its equitable share of long-term traffic improvements within State rights-of-way at the Topanga Canyon Boulevard (SR-27) and SR-118 Freeway interchange. The payment shall be made prior to recordation of the final map for Vesting Tentative Tract Map No. 53138.

    In addition, the permittee shall construct the following additional traffic improvements as depicted on the approved Exhibit A (Exhibit A-2, "Off-site Improvements").

**Equestrian Crossing Signals**

75. The permittee shall install two self-actuated equestrian crossing signals on Canoga Avenue. The first location shall be at the intersection of Canoga Avenue and Rinaldi Street. The second location shall be north of the 118 Freeway at or near the terminus of the equestrian trail located on the east side of Canoga Avenue. In addition, the permittee shall install stop signs or other warning signs or traffic control signals at locations where future trails will cross public roads, if approved by the Department of Public Works, CALTRANS and/or LADOT.

**Three-Way Stop Signs**

76. The permittee shall work with the Department of Public Works to obtain appropriate approvals for the installation of three-way stop signs at the proposed intersection of Mayan Drive and "B" Street.

**Neighborhood Traffic Management Plan**

77. The permittee shall construct improvements which are intended to control the volume of traffic along Canoga Avenue as well as to restrict the use of local residential streets east of Canoga Avenue to the satisfaction of LADOT. Potential traffic control measures may include, but are not limited to:

    A. Three-way stop signs at the intersection of Canoga Avenue and Candice Place and installation of a "No Left Turn" sign from southbound Canoga Avenue to Candice Place, prohibiting such movement between 6:00 a.m. and 9:00 a.m.;

    B. "Speed humps" along Canoga Avenue between the 118 Freeway and Candice Place, and an additional speed bump south of Candice Place;

    C. "No Left Turn" signage at the intersection of Canoga Avenue and Celtic Place;

    D. Paint a crosswalk on Chatsworth Street east of the intersection with Independence Avenue;

    E. Install permanent signs along Canoga Avenue displaying "Watch For Equestrians," or similar language; and

    F. Install signs during the project construction period displaying "Jake Breaking Strictly Prohibited," or similar language.

78. Prior to the issuance of grading, or building permits, the permittee shall pay for and cause to be constructed a speed radar warning sign on southbound Canoga Avenue, at a location to be determined by the City of Los Angeles Department of Transportation.

**Pavement Repair**

79. The permittee shall be responsible to repair damage to existing pavement, as well as for clean-up of dirt spillage from construction vehicles, on Canoga Avenue, between Chatsworth Street and the 118 Freeway, to the extent the paving on Canoga Avenue degrades, in the opinion of LADOT, during grading.

**MONITORING**

80. Prior to any future residential development of the remainder parcels shown on Vesting Tentative Map No. 53138, the permittee shall submit a site plan for each parcel to be developed to the Director for review and approval.

81. Prior to approval of a final map for Vesting Tentative Tract Map No. 53138 or any grading or building permit, the permittee shall submit to the Department of Regional Planning, a matrix or other instrument for monitoring of project conditions. The matrix shall list the approved conditions of Conditional Use Permit No. 99-239-(5), Vesting Tentative Tract Map No. 53138-(5), and Oak Tree Permit No. 99-239-(5), as well as provisions for reporting the periodic status of the completion of, and/or compliance with, the project conditions to the Director. The format of the matrix may be revised from time to time, as approved by the Director, but the requirement of providing the status of the completion of, and/or compliance with, the project conditions shall not be revised.

82. The permittee shall deposit with the County of Los Angeles the sum of $2,400 per month during the first forty-eight months of grading and construction activities for the purpose of funding site inspections by the Department of Regional Planning and monitoring of the conditions of approval of this grant and the associated Vesting Tentative Tract Map No. 53138. The fee shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, and to pay the cost to the County for mitigation monitoring. The frequency of the inspections and monitoring activities shall be as determined by the Director.

83. The project's CC&R's shall incorporate the Architectural Design portion of the Community Character Statement (pages A-4.17 through A.4-40) to ensure that the general architectural themes and styles of the Community Character Statement are incorporated into the project.

84. Prior to the close of escrow for each and every residence sold in the project, the permittee shall furnish each homebuyer with a list of Best Management Practices designed to reduce storm water discharge of pollutants from residential properties. The project CC&Rs shall require that this list be provided to future homebuyers.

85. Except as expressly modified herein above, this approval is subject to all these conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Department of Public works, Fire Department, Department of Parks and Recreation and Department of Health Services.

**OAK TREE CONDITIONS:**

86. (Questions relating to these Condition Nos. 86 through 119 should be addressed to the Forestry Division, Prevention Bureau of the County Forester and Fire Warden at either (818) 890-5719 or (323) 881-2481.)

87. This grant authorizes the removal of 61 oak trees and encroachment into the protected zone of 11 trees as shown in the Oak Tree Report and subject to all of the following conditions of approval.

88. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Fire Department a sum of $1000. Such fee shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval.

89. The above fees provide for ten subsequent annual inspections until the conditions of approval have been met. The Director and the County Forester shall retain the right to make regular and unannounced site inspections.

90. The term "Oak Tree Report" refers to the update document on file at the Department of Regional Planning by L. Newman Design Group, Inc., the consulting arborist, dated June 10, 2003.

91. Before commencing work authorized, or required by this grant, the consulting arborist shall submit a letter to the Director and the Forestry Division of the Fire Department stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director and County Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

92. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Vesting Tentative Tract Map No. 53138.

93. The permittee shall install temporary fencing, not less than four feet in height, to secure the protected zone of all remaining oak trees within the vicinity of grading and construction operations during construction as recommended by the County Forester. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester or the Director. The term "protected zone" refers to the area extending five feet beyond the dripline of the Oak tree (before pruning) or 15 feet from the trunk, whichever is greater.

94. The permittee shall keep copies of the Oak Tree Report, Oak tree map, Mitigation Planting Plan, and Conditions of Approval on the project site available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, and Conditions of Approval.

95. This grant allows removal of 61 trees of the Oak genus identified as tree numbers 2, 7A, 7B, 7C, 7D, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 35, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 68, 170, 174, 197, 198, 199, 200, 201, 202, 202A, 202B, 202C, 202D, 202E, 202F, 202G, 259, 260, 261 280, 282, 284, and 285 on the applicant's site plan map and Oak Tree Report. Technically, trees identified as numbers 17, 19, 41, 52, 55, 56, 68, and 170 (eight total) are not protected under the ordinance since they do not meet the minimum size requirement. However, they are very close to and will probably meet the minimum requirements if they survive through one more growing season.

    The applicant will not be required to mitigate for removal of the eight trees unless they are of ordinance size upon removal. The project arborist shall notify the County Forester one week prior to scheduled removal so that final measurement of the tree can be made to determine the need to provide additional mitigation trees.

    The grant allows encroachment within the protected zone of 11 trees of the Oak genus identified as tree numbers 33, 34, 70, 72, 172, 206, 256, 257, 258, 261B, and 274B on the permittee's site plan and Oak Tree Report. Trenching, excavation or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

96. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forestry

Division of the County of Los Angeles Fire Department. In no case shall more than 20 percent of the tree canopy of any one tree be removed.

97. Except as otherwise expressly authorized by this grant, the remaining oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forestry Division of the County of Los Angeles Fire Department, a copy of which is enclosed with these conditions.

**MITIGATION TREES:**

98. The permittee shall provide mitigation trees of the oak genus at a rate of 2:1 for each tree removed (53) for a total of 106. For the eight trees identified in Condition No. 16, required mitigation will be determined by the County Forester at such time as the trees are scheduled for removal.

99. Each mitigation tree shall be at least a fifteen-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.

100. Mitigation trees shall consist of indigenous varieties of Quercus Agrifolia grown from a local seed source and be of high-quality.

101. The permittee shall plant one acorn of the Quercus agrifolia variety for each mitigation tree planted. The acorns shall be planted in the same watering zone as each mitigation tree.

102. Mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the County Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted off-site at an approved location, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

103. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The three- year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and the County Forester indicating that the mitigation trees have been

planted. The maintenance period of the trees failing to survive two years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

104. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the County Forester, including any loss of trees.

105. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by Part 16 of Chapter 22.56 of the County Code, once the trees have survived the required maintenance period.

106. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the County Forester and the Department of Regional Planning.

107. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.

108. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

109. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within ten feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within ten feet of any oak tree in order to limit damage caused by such types of construction.

110. Encroachment within the protected zone of any additional tree of the oak genus on the project site is prohibited without an addendum prepared by the Forestry Division of the Los Angeles County Fire Department and approved by the Department of Regional Planning.

111. Should encroachment within the protected zone of any additional trees of the Oak genus on the project site not permitted by this grant result in its injury or death within two years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

112. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.

113. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.

114. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.

115. Violations of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.

116. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the County of Los Angeles Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the County Forester shall retain the right to make regular and unannounced site inspections.

117. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.

118. As a means of ensuring the effectiveness of the mitigation monitoring measures set forth in the attached Mitigation Monitoring Program, the permitee shall submit mitigation monitoring reports to the Director. The reports shall describe the status of compliance with the mitigation measures adopted as conditions of this grant. The reports shall be submitted and approved in the following sequence:

    A. At the time of building permit issuance, include verification and payment of applicable fees; and

    B. Additional reports as required by the Director.

119. This authorization to remove and encroach upon oak trees shall terminate upon the completion of all authorized oak tree removals and the completion of all required mitigation and monitoring to the satisfaction of the County of Los Angeles Forester and Fire Warden, Forestry Division.

Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

Bruce W. McClendon FAICP
Director of Planning

**CERTIFIED-RECEIPT REQUESTED**

December 1, 2008

Presidio Chatsworth Partners, LLC
C/o AEW Capital Management, LP
Attention: Peter Cassiano
601 South Figueroa Street, Suite 2150
Los Angeles, CA 90017

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 53138-(5) (AMENDMENT)**
**Amendment Map Dated: October 31, 2007**

Dear Mr. Cassiano:

The Hearing Officer, Ms. Pat Hachiya, in her action on September 16, 2008, approved an amendment to Vesting Tentative Tract Map No. 53138, to realign a portion of Canoga Avenue to accommodate a public trail; revise phasing boundaries between Tentative Tract Map Nos. 53138-01 and 53138-03; revise phasing sequence number of unit maps; adjust lot lines; eliminate one of three sewer pump stations; depict final design of the two entry gates to be consistent with the conceptual designs of the Deerlake Ranch Community Character Statement; revise retaining walls in Neighborhood II; revise grading amount and grading footprint; eliminate all split-level building pads; and allow less than the required 50 feet of frontage for Lot Nos. 12 through 16, Lot No. 29, Lot Nos.57 through 64, Lot No. 365, and Lot Nos. 370 through 374; construct a mainline sanitary sewer system for the adjoining Twin Lakes community to be accepted by the Los Angeles County Department of Public Works prior to the issuance of a building permit for the 190th home, and other minor changes requested in the attached amendment request letter dated July 30, 2008.

The Hearing Officer approved the conditions recommended in the attached Hearing Officer memo, and as modified and read into the record to be added to the Department of Regional Planning conditions for Vesting Tentative Tract Map No. 53138.

A. The following Department of Regional Planning conditions were added:

1. Permission is granted to develop the subdivision in accordance with the amendment dated October 31, 2007.

2. Permission is granted to make the following changes to the tentative map: realign a portion of Canoga Avenue to accommodate a public trail; revise phasing boundaries between Tentative Tract Map Nos. 53138-01 and 53138-03; revise phasing sequence number of unit maps; adjust lot lines; eliminate one of three sewer pump stations;

depicts final design of the two entry gates to be consistent with the conceptual designs of the Deerlake Ranch Community Character Statement; revise retaining walls in Neighborhood II and revise grading amount and grading footprint; and other minor changes associated with the above changes.

B. The following condition, which reflects the intent/discussion regarding the construction of the sewers, was added with the consent of the applicant. The applicant acknowledges that this condition will be fully enforceable:

1. The subdivider as directed by the Los Angeles County Board of Supervisors shall construct a mainline sanitary sewer system for the adjoining Twin Lakes ("Twin Lakes") community. The sewers in Twin Lakes shall be constructed and accepted by the Los Angeles County Department of Public Works ("Public Works") prior to the issuance of a building permit for the 190th home.

C. The Hearing Officer also approved the following updated reports of the Subdivision Committee:

Department of Public Works - Land Development Division - Subdivision (12-19-07)
Land Development Division - Drainage Unit (12-13-07)
Land Development Division - Grading Unit (12-12-07)
Geotechnical and Materials Engineering Division - Geology (1-15-08)
Geotechnical and Materials Engineering Division - Soils (1-15-08)
Land Development Division - Road (12-13-07)
Land Development Division - Sewer (12-19-07)
Land Development Division - Water (12-13-07)

Fire Department (12-13-07)

Department of Parks and Recreation - Park Obligation Report (12-18-07)
Trails Report (12-20-07)

Department of Public Health (12-13-07)

Since minor changes are proposed for the original approved tentative map, the amended map also serves as a Revised Exhibit "A" to the approved Conditional Use Permit. All other conditions applicable to the area covered by this amendment map shall remain as previously approved.

If you have any questions regarding this matter, please contact Mr. Ramon Cordova of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433. Our office hours are Monday to Thursday, 7:30am to 5:30pm. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

SMT: REC

Attachments: Hearing Officer Memo dated September 3, 2008
Department reports and conditions of approval
Request letter dated July 30, 2008
Approved amended tentative map dated October 31, 2007

c: Subdivision Committee
Hans Giraud, Hans Giraud & Associates
Ramy F. Awad, B&E Engineers

Hearing Officer Meeting: 9-16-08
Agenda Item No.: 12

## AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 53138-(5) REC

| | |
|---|---|
| Project: | The tentative map approval authorized the creation of 375 single-family lots, 21 open space lots, 14 private and future streets, four debris basins, one helispot, one sheriff's storefront facility and four designated remainder parcels, on approximately 230.58 acres. |
| Location: | North of Ronald Reagan (State Route 118) Freeway between Topanga Canyon Boulevard and Canoga Avenue. |
| Zone: | A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area); R-1-6,000 (Single-Family Residential - 6,000 Square Feet Minimum Required Lot Area). |
| Zoned District: | Chatsworth |
| Approval Date: | August 4, 2004 Board of Supervisors |
| Map Date: | March 24, 2004 |

**PROJECT HISTORY:**

Vesting Tentative Tract Map No. 53138 was approved by the Los Angeles County Board of Supervisors on August 4, 2004 to authorize the creation of 375 single-family lots, 21 open space lots, 14 private and future streets, four debris basins, one helispot, one sheriff's storefront facility and four designated remainder parcels, on approximately 230.58 acres. The following associated entitlements were also approved:

Conditional Use Permit Case No. 99-239-(5), to authorize a density controlled residential development in a non-urban hillside management area; and

Oak Tree Permit Case No. 99-239-(5), to permit the removal of 61 oak trees and encroachment into the protected zone of 11 oak trees.

## CURRENT REQUEST:

The applicant requests approval of this first amendment to Vesting Tentative Tract Map No. 53138. The amended vesting tentative map dated October 31, 2007 depicts 375 single-family lots, 21 open space lots, 14 private and future streets, four debris basins, one helispot, one sheriff's storefront facility and four designated remainder parcels. The amended map proposes the following changes:

- Realign a portion of Canoga Avenue to accommodate a public trail;
- Revise phasing boundaries between Tentative Tract Map Nos. 53138-01 and 53138-03;
- Revise phasing sequence number of unit maps;
- adjust lot lines;
- Eliminate one of three a sewer pump stations;
- Depict final design of the two entry gates to be consistent with the conceptual designs of the Deerlake Ranch Community Character Statement;
- Revise retaining walls in Neighborhood II;
- Revise grading amount and grading footprint and
- Other minor changes associated with the above.

The amendment request letter dated November 27, 2006 is attached. Also attached is a copy of the letter requesting postponement of the June 12, 2008 Hearing Officer discussion.

## STAFF EVALUATION:

As conditioned in both Conditional Use Permit No. 99-239-(5) and Vesting Tentative Tract Map No. 53138, the original project was approved as a density-controlled development in which the areas of the proposed lots may be averaged to conform to the minimum lot area requirements of the proposed zones in accordance with Section 22.56.205 of the County Code. The conditions further allow the approved map to be recorded in phases as separate final maps, provided that the average area of all lots shown on each final map, or each final map in conjunction with previously recorded final maps, complies with the minimum area requirements of the zones where lots are proposed with reduced areas.

- The applicant is proposing to realign a portion of Canoga Avenue within the project site. This proposed realignment of the trail is necessary to accommodate the existing equestrian community who had raised concerns with the previous alignment and would also allow a portion of the trail to be removed from land that lies within the Mountain Recreation and Conservation Authority boundaries.

- Revising phasing boundaries between Vesting Tentative Tract Map No. 53138-01 and Vesting Tentative Tract Map No. 53138-03 would allow for accelerated development of entire Poema Place, including proposed "A" Street bridge which would combine both into phase one development instead of phase three.

- Revising phasing sequence of unit maps to correspond with actual development sequence. Unit Map No. 4 has been revised to Unit Map No. 3 and Unit Map No. 6 has been changes to Unit Map No. 4 allowing Unit Map Nos. 1 through 4 to be combined in phase one grading. Also, Unit Map No. 3 will be revised to Unit Map No. 6 allowing Unit Map Nos. 5 and 6, and parent Tract Map No. 53138 to be included into phase two grading.

- The applicant is requesting to adjust lot lines between Lot Nos. 388 and 421 to allow the placement of required Southern California Edison Company utility equipment and one sewage pump station.

- The elimination of one of three sewage pump stations due to design revision that accommodates extended below-grade gravity sewer.

- Depict final design of the two entry gates to be consistent with the conceptual designs of the Deerlake Ranch Community Character Statement. The proposed two gated entrances have been reviewed by staff of the Los Angeles County Departments of Regional Planning and Fire and are consistent with all approved conditions guidelines pertaining to their construction.

- The applicant is also requesting to revise retaining walls in Neighborhood II, grading amount and grading footprint and other minor changes associated with requested revisions. The revised retaining walls will reduce the height and volume of the proposed six-foot fuel modification fire wall and replace with verdura walls that are appear more natural and allow vegetation to grow within each level of the walls.

## RECOMMENDATION:

Approve the amendment to this previously approved project. This action is Categorically Exempt pursuant to Class 5 of the California Environmental Quality Guidelines.

- Add the following Department of Regional Planning conditions for Vesting Tentative Tract Map No. 53138:

  1. Permission is granted to develop the subdivision in accordance with the amendment dated October 31, 2007.

  2. Permission is granted to make the following changes to the tentative map: realign a portion of Canoga Avenue to accommodate a public trail, revise phasing boundaries between Tentative Tract Map Nos. 53138-01 and 53138-03, revise phasing sequence number of unit maps, adjust lot lines, eliminate one of three sewer pump stations, depicts final design of the two entry gates to be consistent with the conceptual designs of the Deerlake Ranch Community Character Statement, revise retaining walls in Neighborhood II and revise grading amount and grading footprint; and other minor changes associated with the above changes.

- Approve the following revised reports:

  Department of Public Works - Land Development Division - Subdivision (10-31-07)
  Land Development Division - Drainage Unit (12-13-07)
  Land Development Division - Grading Unit (12-12-07)
  Geotechnical and Materials Engineering Division - Geology (1-14-08)
  Geotechnical and Materials Engineering Division - Soils (1-15-08)
  Land Development Division - Road (12-13-07)
  Land Development Division - Sewer (12-19-07)
  Land Development Division - Water (12-13-07)

  Fire Department (12-13-07)

  Department of Parks and Recreation - Park Obligation Report (12-18-07)
  Trails Report (12-20-07)

  Department of Public Health (12-13-07)

Since minor changes are proposed for the original approved exhibit map, the amended map also serves as a Revised Exhibit "A" to the approved Conditional Use Permit.
All other conditions applicable to the area covered by this amendment map shall remain as previously approved.

SMT: REC
9/3/08

**PRESIDIO CHATSWORTH PARTNERS, LLC**
c/o AEW Capital Management, LP
601 S. Figueroa St. Suite 2150
Los Angeles, CA 90017

July 30, 2008

Susan Tae
Department of Regional Planning
County of Los Angeles
320 W. Temple St. - 13th Floor
Los Angeles, CA 90012

Dear Ms. Tae:

RE: PROPOSED AMENDMENT OF VTTM 53138
AND REVISED EXHIBIT "A" OF CUP 99-239
DEERLAKE RANCH

This letter is our request for approval of an amended map for VTTM 53138, and a corresponding Revised Exhibit A for CUP 99-239. Per County requirements, we have enclosed with this letter the plans reflecting the following, requested amendments. Please note that the filing fee was previously paid. None of the requested amendments require any modifications to approved CUP or VTTM conditions, nor to any of the MMP mitigation measures. Also, Oak Tree Permit 99-239, as revised, will not be affected. In addition, none of the amendments will adversely affect the limits of project grading nor open space areas, as approved, nor modify any of the drainage areas or improvements, as approved. Therefore, all amendments are consistent with the following, approved conditions:

- *CUP Condition 16. The subject property shall be graded, developed and maintained in substantial compliance with the approved Exhibit A, which includes the tentative tract map (dated March 24, 2004), 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.*

- *VTTM Condition 3: In accordance with Conditional Use Permit Case No. 99-239-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the R-1-6,000 and A-1-1 zones. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the applicable R-1-6,000 and A-1-zones.*

**Summary of Changes On Amended VTTM & Related Revised Exhibit "A"**

1. A portion of Canoga Ave. has been realigned westerly, as shown, to serve to accommodate a portion of the public trail along its easterly right-of-way. This will eliminate that portion of trail that previously extended through MRCA property within Devil Canyon, where no trail improvements could have been made or dedicated to the County. The equestrian community specifically requested that we make this change, and the Deerlake Ranch Construction Monitoring Committee fully supports the realignment. In addition, the Department of Parks and Recreation approved this amendment in concept consistent with the following, approved conditions:

    - *VTTM Condition 38: Construct and dedicate equestrian and hiking trails to the County of Los Angeles, or other public agency approved by the County of Los Angeles, to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director prior to recordation of the final map or unit map which includes all or a portion of the trail.*

2. The boundaries between VTTM 53138-01 and 53138-03, as presently designated, have been revised so as to include all of Poema Place, including the ("A" Street) bridge, within map 53138-01 instead of map 53138-03. This revision's purpose is to comply with CUP Condition 57. B., which states that "--*the "A" Street Bridge shall be included in the Improvement Agreement for the first final unit map."*

    This revision is also made to facilitate and accelerate the construction and use of Poema Place as a primary means of construction access from Topanga Canyon. Blvd., consistent with the community's desire to expedite the prohibition against construction traffic on Canoga Ave. Moreover, this phasing amendment will facilitate the proposed trail connection to the property on the west, which is consistent with the following, approved conditions:

    - *VTTM Condition 45: 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 final unit 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 No. 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*

    - *CUP Condition 57.: Upon completion of "A" Street and the bridge, as shown on the Tentative Subdivision Map, access to the project via Canoga Avenue by construction equipment or vehicles shall be prohibited, and all construction traffic shall use Topanga Canyon Boulevard. In addition, the following conditions shall apply during the construction of the "A" Street Bridge:*

*A. Upon expiration of all appeal periods, including the statutory time period for a legal challenge to the EIR, permittee shall prepare necessary engineering drawings for the construction of the "A" Street Bridge (aka Topanga Bridge.)* (Please be advised that we have completed this task.)

*B. Prior to recordation of the first final unit map, the permittee shall have applied to the Department of Public Works for and received a permit to construct the "A" Street Bridge, or the "A" Street Bridge shall be included in the Improvement Agreement for the first final unit map.*

*C. Prior to the issuance of the first residential building permit, construction shall commence on the "A" Street Bridge.*

*D. Prior to completion of the "A" Street Bridge, construction traffic on Canoga Avenue shall be subject to the following controls:*

*(v) The "A" Street and Canoga Avenue bridges shall be completed and open for construction traffic prior to issuance of the 130th residential building permit;*

*(vi) No construction equipment, materials and supply deliveries shall be permitted on Canoga Avenue after the issuance of the 130th residential building permit. Upon the completion of the "A" Street Bridge, construction traffic shall be restricted to travel only from Topanga Canyon Boulevard, to Poema Place, to the site; and*

*(vii) Upon completion of the "A" Street Bridge, the permittee shall post "No Construction Traffic" signs on the Canoga Avenue entrance to the site prohibiting construction traffic on Canoga Avenue and diverting all such traffic to Topanga Canyon Boulevard and "A" Street.*

- *VTTM Condition 39: Construct and dedicate a trail to the County of Los Angeles which connects to the proposed trail within the westerly adjoining property at the westerly boundary of the project property or to an alternate point along said westerly boundary, to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director prior to recordation of the final map or unit map which includes all or a portion of the trail.*

3. The phasing sequence numbers of the tracts have been revised to better match the actual construction sequence. Map -04 has been changed to Map -03, and Map -06 has been revised to Map -04, so that Maps -01, -02, -03 & -04 will be included within the Phase I grading plan. Moreover, Map -03 will now be Map -06, so that Maps -05, -06 & 53138 will be included within the Phase II grading plan. These amendments are consistent with the following, approved condition:

- *VTTM Condition 45: 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 final unit 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 No. 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*

4. Minor lot line adjustments have been made, as shown, to better accommodate required Edison utility equipment and one sewage pump station, consistent with the following, approved condition:

   - *VTTM Condition 4: Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.*

5. We eliminated one of three proposed sewage pump stations in favor of constructing a section of extra deep gravity sewer. The location of a second sewage pump station has been revised to provide for better maintenance access away from a potentially problematic line-of-sight location. This involves lot line adjustments, consistent with the following, approved condition:

   - *VTTM Condition 4: Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.*

6. Final design of the two entry gate areas to accommodate the final hardscape and landscape design, consistent with the conceptual designs of the Deerlake Ranch Community Character Statement, CUP Exhibit A-4. In addition to CUP Exhibit A-4, this amendment is consistent with the following approved condition:

   - *VTTM Condition 23. Except where the Fire Department determines that gates are not allowed for safety reasons, or as otherwise specified in these conditions, gated entries are permitted at the locations depicted on the tentative tract map subject to the stacking, turnaround, width and design requirements of the Fire Department and Department of Public Works.*

7. Minor revisions have been made to proposed retaining walls in Neighborhood II (Maps 02 & 03), as shown, to enhance the landscape design, including some undulation, all of which is consistent with the Deerlake Ranch Community Character Statement, CUP Exhibit A-4 (including minor relocations of the 6-ft. high fuel modification fire walls, consistent with the Fire Department's approved Fuel Modification Plan). <u>We have not changed the proposed pad elevations or the street elevations as a result of the reflected minor wall modifications in Neighborhood II.</u>

8. We have eliminating all "split-level" pads within Neighborhood III (Maps 01 & 04) and created flat pads by raising the rear portion of each stepped lot to the same elevation as the front (street) portion. The stepped pads were not conducive to functional and marketable housing structures, compatible with the Community Character Statement. These revisions have resulted in the following:
    - No appreciable change in grading quantities
    - All street alignments and grades have remained the same, except that two cul-de-sac streets (Furness Dr. and Gill Dr. have been lowered between 2 and 9 feet, which will result in a lower visual structural profile.
    - The elimination of the mid-pad slopes within the split-level lots has resulted in a decrease of approximately 1.94 ac. of pad area and a corresponding increase in landscaped slopes.
    - There has been a minor increase in rear-pad retaining walls (i.e., landscaped "Verdura" walls) as a result of this revision at some locations, as shown in the cross-sections of Revised Exhibit "A".

Clarification of Items Contained In Approved Plans and Conditions of Approval

9. We request that the matter pertaining to some proposed lot frontages of less than 50 feet be clarified. On the VTTM approved by the Board of Supervisors, permission was requested to have less than 50 feet of frontage for certain lots depicted on the VTTM Lot Table, but not less than 50 feet at the front yard building line. Although the Board approved the VTTM and the Lot Table thereon, there is no specific finding and/or condition within either the VTTM or CUP Conditions of approval that clearly states this. Therefore, in order to avoid any conflict in the future, it is requested that a condition be included with the approval of this Amended Map that permits the lot frontages shown on the Lot Table on the Amended Map, but no less than 50 feet at the front yard building line, consistent with the VTTM approved by the Board of Supervisors.

Please contact the undersigned, or Ramy Awad at (626) 446-4449, extension 16, with any questions or requests for additional information. Thank you for your consideration and anticipated assistance in this matter.

Sincerely,

PRESIDIO CHATSWORTH PARTNERS, LLC,
a California limited liability company

By: Presidio Land Company, LLC,
a California limited liability company,
its sole member

By: Eastrich No. 210, LLC,
a Delaware limited liability company,
its sole member

By: AEW Partners III, L.P.,
a Delaware limited partnership,
its Manager

By: AEW III, LLC,
a Delaware limited liability company,
its General Partner

By: AEW PARTNERS III, INC.,
a Delaware corporation,
its Managing Member

By: Peter Cassiano
Its: Director

CC: Edward Cassidy/AEW Capital Management, LP w/o enclosures
Ramy F. Awad/B&E Engineers w/o enclosures
Hans Giraud/HGA w/o enclosures
Eric Longenecker w/o enclosures

Los Angeles County
Department of Regional Planning

*Planning for the Challenges Ahead*

Richard J. Bruckner
Director

July 18, 2012

Presidio Chatsworth Partners, LLC
601 S. Figueroa Street, Suite 2150
Los Angeles, CA 90017

**REGARDING: APPEAL OF THE HEARING OFFICER'S DECISION TO THE REGIONAL PLANNING COMMISSION**

**PROJECT NO. 99-239-(5)**
**OAK TREE PERMIT NO. 201200001**
**AMENDED VESTING TENTATIVE TRACT MAP NO. 53138-1**
**MODIFICATION TO CONDITIONAL USE PERMIT NO. 201100160**
**ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT NO. 99-239**

**NORTH OF STATE ROUTE 118, AT THE NORTHERLY TERMINI OF CANOGA AVENUE AND TOPANGA CANYON BOULEVARD, CHATSWORTH**

The Regional Planning Commission, by its action of **July 18, 2012,** has **APPROVED** the above-referenced project. Enclosed are the Commission'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 Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

**Appeals:**

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at **5:00 p.m. on July 30, 2012. Appeals must be delivered in person.**

**To file an appeal, please contact:**
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance for the oak tree permit 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 Jodie Sackett of the Land Divisions Section at (213) 974-6433. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.



320 West Temple Street ▪ Los Angeles, CA 90012 ▪ 213-974-6411 ▪ Fax: 213-626-0434 ▪ TDD: 213-617-2292

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Nooshin Paidar

Nooshin Paidar, AICP
Supervising Regional Planner
Land Divisions Section

Enclosures: Findings and Conditions of Approval, Addendum to Final EIR, Affidavit of Acceptance (Permittee's Completion)

C: Board of Supervisors
DPW (Building and Safety)
Zoning Enforcement
Jeanie Plumb
Hans Giraud (e-mail)
Ramy Awad (e-mail)
Charles Moore (e-mail)
Phillip Hess (e-mail)

NP:jds

**FINDINGS OF THE REGIONAL PLANNING COMMISSION**
**COUNTY OF LOS ANGELES**
**PROJECT NO. 99-239-(5)**
**SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 53138**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of the Second Amendment to Vesting Tentative Tract Map No. 53138 ("Second Amendment") on February 21, 2011. TR 53138 was heard concurrently with Oak Tree Permit ("OTP") No. 201200001 and Conditional Use Permit Modification ("CUP Mod") No. 201100160.

2. The Second Amendment proposes the following amendments to Vesting Tentative Tract Map No. 53138 ("TR 53138):

    - Reduction in the overall number of lots from 421 (including 375 single-family lots) to 344 lots (including 314 single-family lots).
    - Modification of road standards for Poema Place from a 55-foot wide collector street to a 36-foot wide private driveway and fire lane;
    - Revised interior street standards from a 51-foot wide residential street to a 36-foot wide private driveway and fire lane;
    - Waiver of street frontage on lots fronting private driveways and fire lanes;
    - Reduction in the volume of project grading from 2.2 million cubic yards to 1.8 million cubic yards;
    - Modification of Condition No. 11 to allow 34 lots to have less than the required street frontage; and
    - Modification of the text of Condition Nos. 20, 21, 25, 26, 27, 28, 29, 30, 31, 32 and 36 for the vesting tentative tract map to reflect the approved amendments.
    - Modification of Condition No. 38 for additional language related to trails construction, maintenance and enforcement.

3. OTP No.201200001 is a request to remove 42 oak trees and encroach into the protected zones of 13 oak trees (no heritage oaks).

4. CUP Mod No. 201100160 is a request to modify the text conditions of CUP 99-239 – (5) to reflect the changes in numbers and types of lots, and lot numbers, proposed by the amended tentative tract map, and modification to Condition No. 3 of CUP 99-239 – (5) to allow a reduction in the number of horse-keeping lots from 55 to 41. Also requested is a change to Condition No. 61 to reflect additional language for trails construction, maintenance and enforcement.

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 amendment 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.

7. Only items proposed for modification can be considered by the Commission at the public hearing. All other project features and conditions remain as previously approved.

8. The subject site is located at the north of California State Route 118 (Ronald Reagan Freeway) between Canoga Avenue and Topanga Canyon Boulevard, within the Chatsworth Zoned District.

9. The irregularly-shaped property is 230.58 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. It is generally vacant though five single-family residences are included in Not A Part ("NAP") areas surrounded by the project site

10. The majority of the subject property was historically known as the Deerlake Highlands Tract, a Record of Survey subdivision of approximately 2,275 lots recorded in the late 1920's. Since their creation in the late 1920's, these substandard lots have occasionally been conveyed, sold, and acquired. These lots have been merged into 624 lots, each with a minimum of 6,000 square feet through the processing and issuing of 624 unconditional certificates of compliance.

11. The residences will take access from internal private and future streets as well as private driveways and fire lanes, which take access from Poema Place a 64-foot wide dedicated public street, and Canoga Avenue, a variable-width dedicated public street.

12. The subject property is depicted within the Non-Urban (R) and Rural Communities (RC) land use classifications on the Land Use Policy Map 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 acres. The project's overall proposed density is approximately 1.7 dwelling units per acre.

13. Density transfer of 23 units from the southeasterly portion of the site designated Urban to a portion of the Non-Urban area within the southwesterly portion of the site was included in the original project. However, due to the reduction in overall number of units, this density transfer is not included in the amended project.

14. The project site is currently 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 zoning was established by Ordinance No. 7505 which became effective on April 14, 1959.

15. The proposed project is required to comply with the development standards of the A-1-1 and R-1-6,000 zones. Detached residences are permitted in the A-1-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code") and in the R-1-10,000 zone, pursuant to Section 22.20.070 of the County Code.

16. The amended tentative tract map dated July 12, 2011, depicts 344 lots, including 314 single-family lots (including seven flag lots), one debris basin lot, one heli-spot lot (a flag lot), one sheriff's storefront facility lot, 26 open space lots, one sewer pump station lot, and one

remainder lot on 230.58 acres. The single-family lots range in size from approximately 7,500 square feet in area to approximately 55,000 square feet in area. The lots are accessed from public streets and from private driveways and fire lanes that connect with Poema Place and Canoga Avenue. Proposed grading is 1.8 million cubic yards of combined cut and fill total.

17. Staff received one letter from the Deerlake Ranch Construction Committee dated January 12, 2011, supporting the proposed amendments to TR 53138. The letter also requested that the Los Angeles County Department of Parks and Recreation take any necessary steps to ensure that individual lot owners do not impede the use of trails that cross their respective property lines. The Committee was created by Condition No. 48 of CUP 99-239- (5), approved by the Los Angeles County Board of Supervisors ("Board") on August 10, 2004. The Committee, composed of six individuals who shall be property owners, tenants, business owners, and/or other interested persons in the Chatsworth area as appointed by the Supervisor of the Fifth Supervisorial District, is to meet quarterly (or less frequently at the direction of the Committee) with the permittee and his contractor representatives.

    Staff received two letters from neighbors to the project site expressing concerns about removal of oak trees; development of the natural area; and access to the trail network that, in part, crosses private property within a gated community.

18. The subject Second Amendment, and associated oak tree permit and CUP modification were initially heard by a Los Angeles County Hearing Officer, Gina Natoli, on February 21, 2012.

19. During the February 21, 2012 Hearing Officer public hearing, the Hearing Officer heard a presentation from staff that summarized the requested entitlements and noted that more than one protest to the CUP modification had been received.

20. During the February 21, 2012 Hearing Officer public hearing, the applicant's representatives discussed the procedure for denying the CUP modification. They questioned whether opponents must state a reason for their opposition for that opposition to be valid and whether the nature of the opposition was within the limited scope of the hearing. County Code Section 22.56,1630 (A) does not require opponents to explain the nature of their opposition for that opposition to be valid.

21. During the February 21, 2012 Hearing Officer public hearing, one person representing Equestrian Trails Incorporated Corral No. 54 and the Deerlake Ranch Construction Committee testified in support of the project. They indicated support for the proposed modifications; stated that several features in the proposed plan will help insure that the trails will be properly maintained and not a burden to the property owners whose lots the trails cross; and that the Los Angeles County Sheriff's Department would deal with any property owner who impeded access to the trail.

22. During the February 21, 2012 Hearing Officer public hearing, two persons indicated they opposed the project but, due to the fact that the project was to be denied, reserved their remarks on the merits of the project until further proceedings are initiated by the applicant.

23. During the February 21, 2012 Hearing Officer public hearing, the Hearing Officer noted that the denial of the condition modification request is not a withdrawal of the project; that that basis for the denial was clearly stated in County Code Section 22.56,1630 (A); and that the County Code does not require opponents to explain the nature of their opposition for that opposition to be valid.

24. During the February 21, 2012 public hearing, the Hearing Officer clarified that only the requested modifications are considered during any proceeding on an amendment map and CUP modification, both at the hearing and at the appeal level.

25. After all testimony and discussion on February 21, 2012, the Hearing Officer closed the public hearing and denied CUP Mod 201100160, Second Amendment to Vesting Tentative Tract Map No. 53138, and OTP 201200001 because more than two protests had been received.

26. On July 18, 2012, the Commission conducted a duly-noticed public hearing to hear the appeal of the subject project.

27. During the July 18, 2012 Commission public hearing, the Commission heard a presentation from staff and the applicant's representative. Testimony was also heard from one person who had earlier protested the project and voiced concerns related to the construction, maintenance and enforcement of public trails proposed within the development. The concern was that the proposed trails would "disappear" behind gates and within the private lots of the tract, effectively becoming unusable by the public. However, the person testified that, with the added language related to trails construction, maintenance and enforcement (particularly pre-inspections during each phase of trail construction, and dedicated signage posted at each trail location), as well as the added buffer distance of 10 feet between the gated road entry and trail route, these concerns had been fully addressed, and that the protest could be withdrawn.

28. During the July 18, 2012 Commission public hearing, the applicant's representative made a presentation and gave testimony that the proposed amendments did not affect trail alignments from the original project approval. In addition, the representative stated that the only physical change to trails was moving a trail entry point an additional 10 feet of buffer distance away from the gated street entry.

29. During the July 18, 2012 Commission public hearing, the Commission discussed the proposed project and made the following comments:
    a. The Commission stated that the reduction in number of single-family lots from 375 to 314 is beneficial with respect to reducing grading and impacts to oak trees.
    b. The Commission asked the applicant whether the trails located in private "backyards" would have signage. The applicant responded that they will, in order to properly maintain and enforce the trail route.
    c. The Commission asked the applicant who would own and maintain the proposed trails. The applicant responded that they would be public trails maintained by Parks and Recreation.
    d. The Commission asked the applicant whether the applicant felt that the concerns of the protestants had been met. The applicant responded "yes".

e. The Commission asked the applicant why a cul-de-sac was proposed in an unusual location on the southerly side of the project. The applicant responded that the cul-de-sac is related to a Public Works bridge requirement and transitions to a narrower private driveway and fire lane at the cul-de-sac location. The applicant also responded that the private driveway/fire lane design greatly reduces hillside grading impacts otherwise required for a full-width public street.
f. The Commission asked the applicant if sewer improvements approved with the original project were still to be constructed. The applicant responded "yes".
g. The Commission asked why lot configurations in the northerly portion of the project were changed. The applicant responded this was to allow further reduction in grading amounts.
h. The Commission stated that the revised Community Character Statement ("booklet") still included older graphics of larger homes from the previous project design. The applicant stated that only those portions of the revised booklet related to the proposed amendments had been modified.
i. The Commission made the statement that the original project approved eight years ago was a fine project but was not allowed to be built at that time due to the economic downturn.
j. Lastly, the Commission stated that the amended project brought forward today is superior to the original project of eight years ago.

30. The Commission 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.

31. The Commission finds that the following modifications to the approved private and future streets are acceptable as Public Works has determined that the proposed private driveways and fire lanes can adequately serve the expected traffic for the project; the Fire Department has determined that the private driveways and fire lanes will provide adequate access for fire-fighting vehicles; Regional Planning has determined that the four-foot wide sidewalks on either side of the proposed private driveways and fire lanes provide adequate pedestrian access to the project; and these modifications will reduce overall project grading:

    - Poema Place between Topanga Canyon Road to a point approximately 280 feet east of the Poema Place bridge, a 55-foot wide private and future street with a 40-foot wide paved roadway, to become a private driveway and fire lane with a 42-foot wide right of way and a 36-foot wide paved roadway; and
    - Interior private and future streets that have a 51-foot to 58-foot wide right of way and a 34-foot to 36-foot wide paved roadway to become private driveways and fire lanes with either a 42-foot wide right of way and a 36-foot wide paved roadway or a 38-foot wide right of way and a 34-foot wide paved roadway.

32. The Commission 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 applicant's goal in proposing private driveways and fire lanes is to reduce the amount of project grading and, thus, reduce alteration of the existing topographic conditions;
- The parcels are being created originally to be served by private driveways and fire lanes so no existing pattern of ownership is affected; and
- Public Works and the Fire Department have determined that the proposed private driveways and fire lanes will adequately serve the proposed vehicular traffic and provide satisfactory access for fire-fighting vehicles so the public health, safety, and general welfare will not be adversely affected.

33. The Commission notes that the result of the reduction in the overall number of lots and the modification of private and future streets to private driveways and fire lanes is a reduction in overall project grading from 2.2 million cubic yards combined cut and fill to 1.8 million cubic yards combined cut and fill.

34. The Commission 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 Commission 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 Commission 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 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 is acceptable.

35. The Commission finds that proposed modifications to the text of vesting tentative tract map approval conditions no. 20, 21, 25, 26, 27, 28, 29, 30, 31, 32 and 36 are acceptable as these modifications reflect only changes in the number of lots, type of lots, lot numbers, types of streets, and street names approved by this amendment and do not modify the intent of these conditions.

36. Approval of this amendment map does not change the August 4, 2015 expiration date of Vesting Tentative Tract Map 53138.

37. Future development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

38. 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 Second Amendment does not change the "vesting" status.

39. 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.

40. After consideration of the addendum to the FEIR and the FEIR itself, together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission 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 Commission, and approves the addendum.

41. Approval of this amendment is conditioned on the subdivider's compliance with the attached conditions of approval.

42. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles 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 COMMISSION:**

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 Second Amendment to Vesting Tentative Tract Map No. 53138 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

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

The Second Amendment to Vesting Tentative Tract Map No. 53138 ("Second Amendment") proposes to amend certain conditions of approved Vesting Tentative Map No. 53138 ("TR 53138"), as indicated below.

1. Condition No. 10, 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 flag lots. Provide approximately radial lot lines for each lot.

   With the requested modification, the applicant is adding the following to Condition No. 10, 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, <u>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</u> except for flag lots. Provide approximately radial lot lines for each lot

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

   Show "A" Street, "D" Street through "K" Street, "B" Street south of "L" Street, and "C" Street north of "N" Street as dedicated streets on the final map.

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

   Show ~~"A" Street, "D" Street through "K" Street, "B" Street south of "L" Street, and "C" Street north of "N" Street~~ <u>Canoga Avenue and Bullfinch Road, south of the proposed gates, Nogan Drive and Poema Place from Canoga Avenue to cul-de-sac</u> as dedicated streets on the final map.

3. Condition No. 21, as currently approved, reads as follows:

   Show "B" Street north of "K" Street, "C" Street north of "K" Street, and "L" Street through "X" Street as private and future streets on the final map

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

   Show ~~"B" Street north of "K" Street, "C" Street north of "K" Street, and "L" Street through "X" Street as private and future streets~~ project access as private driveways and fire lanes on the final map

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

   Prior to recordation of any final map unit that includes "T" Street, 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 through Lot 266 from the northerly tract boundary to private and future "T" Street, 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 ~~"T" Street~~ 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 ~~through~~ by Lot ~~266~~ 255 from the northerly tract boundary to ~~private and future "T" Street~~ 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.

5. Condition No. 26, as currently approved, reads as follows:

> Prior to recordation of any final map unit that includes "T" Street, 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, including those commonly referred to as the "Deerlake Addition." The easement shall extend. The easement shall extend through Lot 266 from the northerly tract boundary to private and future "T" Street, continuing to a public road, as shown on Vesting Tentative Tract Map No. 53138, and shall be a minimum of 36 feet, and a maximum of 58 feet in width.

With the requested modification, the applicant is revising and adding the following to Condition No. 26 and it would read as follows:

> Prior to recordation of any final map unit that includes ~~"T" Street~~ 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, including those commonly referred to as the "Deerlake Addition." The easement shall extend ~~through~~ by Lot ~~266~~ 337 from the northerly tract boundary to private ~~and future~~ driveway and fire lane ~~"T" Street~~ Schindler Way, continuing to a public road, as shown on Vesting Tentative Tract Map No. 53138, and shall be a minimum of ~~36~~ 32 feet, and a maximum of ~~58~~ 42 feet in width.

6. Condition No. 27, as currently approved, reads as follows:

> Prior to the recordation of any final map unit that includes "X" Street, 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 from the northerly property line of the project site at Lot 7 of Section 6, through and over "X" Street, across and within those portions of all private and future streets which are northerly of the depicted gate entries on Tract Map No. 53138, to a public road, and shall be 64 feet in width, including slope easements. The easement shall terminate if and when the County of Los Angeles accepts the applicant's offer of dedication of "X" Street.

With the requested modification, the applicant is revising and adding the following to Condition No. 27 and it would read as follows:

> Prior to the recordation of any final map unit that includes "X" Street, 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 from the northerly property line of the project site at Lot 7 of Section 6, through and over "X" Street, across and within those portions of all private ~~and future streets~~ driveways and fire lanes which are northerly of the depicted gate entries on Tract Map No. 53138, to a public road, and shall be 64 feet in width, including slope easements. The easement shall terminate if and when the County of Los Angeles accepts the applicant's offer of dedication of "X" Street.

7. Condition No. 28, as currently approved, reads as follows:

   Grant to all persons holding title to land within the County of Los Angeles and the heirs, successors, and assigns of said persons, as their interest may now or hereafter appear of record, a non-exclusive easement for ingress and egress, road, and utility purposes over the private and future streets within this subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning.

   With the requested modification, the applicant is revising and adding the following to Condition No. 28 and it would read as follows:

   Grant to all persons holding title to land within the County of Los Angeles and the heirs, successors, and assigns of said persons, as their interest may now or hereafter appear of record, a non-exclusive easement for ingress and egress, road, and utility purposes over the private ~~and future streets~~ driveways and fire lanes within this subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning.

8. Condition No. 29, as currently approved, reads as follows

   Permission is granted to use the alternate street cross section to the satisfaction of the Department of Regional Planning and Department of Public Works for "R" Street, "S" Street, "T" Street, "U" Street, "V" Street, and "W" Street.

   With the requested modification, the applicant is revising and adding the following to Condition No. 29 and it would read as follows:

   Permission is granted to use the alternate street cross section to the satisfaction of the Department of Regional Planning and Department of Public Works for ~~"R" Street, "S" Street, "T" Street, "U" Street, "V" Street, and "W" Street~~ all public streets.

9. Condition No. 30, as currently approved, reads as follows:

   Convey and easement for construction of a helispot on Lot 399 to the Consolidated Fire Protection District of the County of Los Angeles for use by said Consolidated Fire Protection District and other emergency personnel. Submit evidence of compliance with this condition to the Director prior to recordation of the final map.

   With the requested modification, the applicant is revising and adding the following to Condition No. 30 and it would read as follows:

   Convey and easement for construction of a helispot on Lot ~~399~~ 341 to the Consolidated Fire Protection District of the County of Los Angeles for use by said

Consolidated Fire Protection District and other emergency personnel. Submit evidence of compliance with this condition to the Director prior to recordation of the final map.

10. 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 remainder parcels. Construction of recreational amenities is permitted. Dedicate on the final map the right to prohibit the construction of residential and accessory structures on the open space lots (Lots 378 through 383, 385 through 393, 398, 400, 401, and 417). Recreational structures may be constructed on portions of Lots 376, 384, and 416 subject to approval of plot plans by the Director.

    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 ~~remainder parcels~~ (Lots 315, 317-336, 338-340, 343, 344. Construction of recreational amenities is permitted~~. Dedicate on the final the right to prohibit the construction of residential and accessory structures on the open space lots (Lots 378 through 383, 385 through 393, 398, 400, 401, and 417). Recreational structures may be constructed on portions of Lots 376, 384, and 416~~ subject to approval of plot plans by the Director of Planning. Recreational structures/facilities maybe 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.

11. Condition No. 32, as currently approved, reads as follows:

    Lot 337 shall be used for a sheriff's storefront sub-station to be constructed by the subdivider to the satisfaction of the Sheriff's Department as provided for in Conditional use Permit Case No. 99-239–(5).

    With the requested modification, the applicant is revising and adding the following to Condition No. 32 and it would read as follows:

    Lot ~~337~~ 316 shall be used for a sheriff's storefront sub-station to be constructed by the subdivider to the satisfaction of the Sheriff's Department as provided for in Conditional use Permit Case No. 99-239–(5).

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

    Provide for the ownership and maintenance of the open space lots (Lots 378 through 383, 385 through 393, 398, 400, 401, and 417) by a 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 378 through 383, 385 through 393, 398, 400, 401, and 417~~ Lots 315, 317 through 336, and 338 through 340, 333, and 334) by the homeowners' association or dedicate the open space lots to a public agency to the satisfaction of the Department of Regional Planning.

13. a) Condition No. 36, as currently approved, reads as follows:

Bond with the Department of Public Works for any recreational structures proposed for Lots 404 and 408 and the equestrian rest area adjacent to Lot 262.

With the requested modification, the applicant is revising and adding the following to Condition No. 36 and it would read as follows:

Bond with the Department of Public Works for any recreational structures proposed for Lots ~~404~~ 315 and ~~408~~ 324 and the equestrian rest area ~~adjacent to~~ within Lot ~~262~~ 336.

**b) Condition No. 38, as currently approved, reads as follows:**

**Construct and dedicate equestrian and hiking trails to the County of Los Angeles, or other public agency approved by the County of Los Angeles, to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director prior to recordation of the final map or unit map, which includes all, or a portion of the trail.**

**With the requested modification, the applicant is revising Condition No. 38 and it would read as follows:**

**Construct and dedicate equestrian and hiking trails to the County of Los Angeles, or other public agency approved by the County of Los Angeles, to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director *of the Department of Regional Planning* prior to recordation of the final map or unit map, which includes all, or a portion of the trail. *No building permit shall be issued within any final map, or unit map, until the equestrian and hiking trail within that map has been constructed. In addition,***

***A. The permittee shall make an irrevocable offer of dedication of all trails shown on Exhibit "A" to the County of Los Angeles on the final tract map(s) which includes any portion of the trails.***

***B. The permittee shall construct all equestrian and hiking trails as depicted on Exhibit "A" to the satisfaction of the Department of Public Works and the Department of Parks and Recreation.***

***C. The permittee shall complete the trail grading prior to rough grading certification, and the completion of this trail grading work shall be confirmed by the appropriate County staff in connection with the***

***inspection and issuance of rough grading certification. Posting of security in lieu of such actual completion of trails shall not be permitted.***

D. ***The permittee shall post temporary signs sufficient in size and number so as to be visible and legible from every home site whose lot is traversed by a trail. Each sign shall give notice that a Los Angeles County equestrian trail, open to the public, is located in the area. The Department of Public Works shall not sign off on permittee's completion of rough grading until the Department has confirmed that the signs have been posted.***

E. ***The temporary signs shall be continually maintained until the residences are constructed and occupied.***

F. ***These conditions may be satisfied incrementally within each project phase so long as the trails are complete prior to any rough grading certification which includes any portion of the trails.***

14. All other conditions of TR 53138 remain as previously approved.

15. Permission is granted to develop the subdivision in accordance with the amendment map dated July 12, 2011.

16. Permission is granted to make the following changes to the tentative tract map:
    - Reduction in the overall number of lots from 421 (including 375 single-family lots) to 344 lots (including 314 single-family lots).
    - Modification of road standards for Poema Place from a 55-foot wide collector street to a 36-foot wide private driveway and fire lane;
    - Revision of interior street standards from a 51-foot wide residential street to a 36-foot wide private driveway and fire lane;
    - Reduction in the volume of project grading from 2.2 million cubic yards to 1.8 million cubic yards; and
    - Allowing 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 to have less than the required street frontage.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION**
**COUNTY OF LOS ANGELES**
**PROJECT NO. 99-239-(5)**
**CUP MODIFICATION NO. 201100160**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Modification ("CUP Mod") No. 201100160 on February 21, 2011. CUP Mod No. 201100160 was heard concurrently with the Second Amendment to Vesting Tentative Tract Map No. 53138 ("Second Amendment") and Oak Tree Permit ("OTP") No. 201200001.

2. CUP Mod No. 201100160 is a request to modify Condition No. 3 of CUP 99-239–(5) to allow a reduction in the number of horse-keeping lots from 55 to 41, and to modify the text of Condition Nos. 1, 2, 16, 20, 22, 23, 24, 25, 26, 56, 57, 64 and 65 of CUP 99-239 – (5) to reflect the changes in numbers of lots, types of lots, lot numbers, types of streets, and street names approved by the proposed second amendment to TR 53138. Also requested is a change to Condition No. 61 to reflect additional language for trails construction, maintenance and enforcement.

3. The Second Amendment requests the following :

   - Reduction in the overall number of lots from 421 (including 375 single-family lots) to 345 lots (including 314 single-family lots).
   - Modification of road standards for Poema Place from a 55-foot wide collector street to a 36-foot wide private driveway and fire lane;
   - Revised interior street standards from a 51-foot wide residential street to a 36-foot wide private driveway and fire lane;
   - Reduction in the volume of project grading from 2.2 million cubic yards to 1.8 million cubic yards;
   - Waiver of street frontage on lots fronting private driveways and fire lanes;
   - Modification of Condition No. 11 to allow 34 lots to have less than the required street frontage;
   - Modification of Condition No. 38 for additional language related to trails construction, maintenance and enforcement; and
   - Modification of the text conditions of approval for the vesting tentative tract map to reflect the approved amendments.

4. OTP No. 201200001 is a request to remove 42 and encroach into the protected zones of 13 oak trees (no heritage oaks).

5. Condition No. 16 of CUP 99-239 – (5) 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 Second Amendment and CUP Mod 201100160. Approval of the amended Exhibit "A" map will include approval of the amended Community Character booklet.

6. Approval of this request is contingent upon the approval of all the other requests for

entitlements included in Project No. 99-239 – (5).

7. 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.

8. Only items proposed for modification can be considered by the Commission at the public hearing. All other project features and conditions remain as previously approved.

9. The subject site is located at the north of California State Route 118 (Ronald Reagan Freeway) between Canoga Avenue and Topanga Canyon Boulevard, within the Chatsworth Zoned District.

10. The irregularly-shaped property is 230.58 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. It is generally vacant though five single-family residences and the foundations of several other residences exist on the site.

11. The majority of the subject property was historically known as the Deerlake Highlands Tract, a Record of Survey subdivision of approximately 2,275 lots recorded in the late 1920's. Since their creation in the late 1920's, these substandard lots have occasionally been conveyed, sold, and acquired. These lots have been merged into 624 lots, each with a minimum of 6,000 square feet through the processing and issuing of 624 unconditional certificates of compliance.

12. The residences will take access from internal private and future streets and private driveways and fire lanes, which take from Poema Place a 64-foot wide dedicated public street, and Canoga Avenue, a variable-width dedicated public street.

13. The subject property is depicted within the Non-Urban (R) and Rural Communities (RC) land use classifications on the Land Use Policy Map 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 acres. The project's overall proposed density is approximately 1.7 dwelling units per acre.

14. Density transfer of 23 units from the southeasterly portion of the site designated Urban to a portion of the Non-Urban area within the southwesterly portion of the site was included in the original project. However, due to the reduction in overall number of units, this density transfer is not included in the amended project.

15. The project site is currently 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 zoning was established by Ordinance No. 7505 which became effective on April 14, 1959.

16. The proposed project is required to comply with the development standards of the A-1-1 and R-1-6,000 zones. Detached residences are permitted in the A-1-1 zone pursuant to Section

22.24.070 of the Los Angeles County Code ("County Code") and in the R-1-10,000 zone, pursuant to Section 22.20.070 of the County Code.

17. The amended tentative tract map dated July 12, 2011, depicts 344 lots, including 314 single-family lots (including seven flag lots), one debris basin lot, one heli-spot lot (a flag lot), one sheriff's storefront facility lot, 26 open space lots, one sewer pump station lot, and one remainder lot on 230.58 acres. The single-family lots range in size from approximately 7,500 square feet in area to approximately 55,000 square feet in area. The lots are access from private driveways and fire lanes that connect with Poema Place and Canoga Avenue. Proposed grading is 1.8 million cubic yards of combined cut and fill total.

18. Staff received one letter from the Deerlake Ranch Construction Committee dated January 12, 2011, supporting the proposed amendments to TR 53138. The letter also requested that the Los Angeles County Department of Parks and Recreation take any necessary steps to ensure that individual lot owners do not impede the use of trails that cross their respective property lines.

The Committee was created by Condition No. 48 of CUP 99-239- (5), approved by the Los Angeles County Board of Supervisors ("Board") on August 10, 2004. The Committee, composed of six individuals who shall be property owners, tenants, business owners, and/or other interested persons in the Chatsworth area as appointed by the Supervisor of the Fifth Supervisorial District, is to meet quarterly (or less frequently at the direction of the Committee) with the permittee and his contractor representatives.

Staff received two letters from neighbors to the project site expressing concerns about removal of oak trees; development of the natural area; and access to the trail network that, in part, crosses private property within a gated community.

19. The subject CUP modification, and associated oak tree permit and amended map were initially heard by a Los Angeles County Hearing Officer ("Hearing Officer"), Gina Natoli, on February 21, 2012.

20. During the February 21, 2012 Hearing Officer public hearing, the Hearing Officer heard a presentation from staff that summarized the requested entitlements and noted that more than one protest to the CUP modification had been received.

21. During the February 21, 2012 Hearing Officer public hearing, the applicant's representatives discussed the procedure for denying the CUP modification. They questioned whether opponents must state a reason for their opposition for that opposition to be valid and whether the nature of the opposition was within the limited scope of the hearing. County Code Section 22.56,1630 (A) does not require opponents to explain the nature of their opposition for that opposition to be valid.

22. During the February 21, 2012 Hearing Officer public hearing, one person representing Equestrian Trails Incorporated Corral No. 54 and the Deerlake Ranch Construction Committee testified in support of the project. They indicated support for the proposed modifications; stated that several features in the proposed plan will help insure that the trails will be properly maintained and not a burden to the property owners whose lots the trails

cross; and that the Los Angeles County Sheriff's Department would deal with any property owner who impeded access to the trail.

23. During the February 21, 2012 Hearing Officer public hearing, two persons indicated they opposed the project but, due to the fact that the project was to be denied, reserved their remarks on the merits of the project until further proceedings are initiated by the applicant.

24. During the February 21, 2012 Hearing Officer public hearing, the Hearing Officer noted that the denial of the condition modification request is not a withdrawal of the project; that that basis for the denial was clearly stated in County Code Section 22.56,1630 (A); and that the County Code does not require opponents to explain the nature of their opposition for that opposition to be valid.

25. During the February 21, 2012 public hearing, the Hearing Officer clarified that only the requested modifications are considered during any proceeding on an amendment map and CUP modification, both at the hearing and at the appeal level.

26. After all testimony and discussion on February 21, 2012, the Hearing Officer closed the public hearing and denied CUP Mod 201100160, Second Amendment to Vesting Tentative Tract Map No. 53138, and OTP 201200001 because more than two protests had been received.

27. On July 18, 2012, the Commission conducted a duly-noticed public hearing to hear the appeal of the subject project.

28. During the July 18, 2012 Commission public hearing, the Commission heard a presentation from staff and the applicant's representative. Testimony was also heard from one person who had earlier protested the project and voiced concerns related to the construction, maintenance and enforcement of public trails proposed within the development. The concern was that the proposed trails would "disappear" behind gates and within the private lots of the tract, effectively becoming unusable by the public. However, the person testified that, with the added language related to trails construction, maintenance and enforcement (particularly pre-inspections during each phase of trail construction, and dedicated signage posted at each trail location), as well as the added buffer distance of 10 feet between the gated road entry and trail route, these concerns had been fully addressed, and that the protest could be withdrawn.

29. During the July 18, 2012 Commission public hearing, the applicant's representative made a presentation and gave testimony that the proposed amendments did not affect trail alignments from the original project approval. In addition, the representative stated that the only physical change to trails was moving a trail entry point an additional 10 feet of buffer distance away from the gated street entry.

30. During the July 18, 2012 Commission public hearing, the Commission discussed the proposed project and made the following comments:
    a. The Commission stated that the reduction in number of single-family lots from 375 to 314 is beneficial with respect to reducing grading and impacts to oak trees.
    b. The Commission asked the applicant whether the trails located in private "backyards"

would have signage. The applicant responded that they will, in order to properly maintain and enforce the trail route.

c. The Commission asked the applicant who would own and maintain the proposed trails. The applicant responded that they would be public trails maintained by Parks and Recreation.
d. The Commission asked the applicant whether the applicant felt that the concerns of the protestants had been met. The applicant responded "yes".
e. The Commission asked the applicant why a cul-de-sac was proposed in an unusual location on the southerly side of the project. The applicant responded that the cul-de-sac is related to a Public Works bridge requirement and transitions to a narrower private driveway and fire lane at the cul-de-sac location. The applicant also responded that the private driveway/fire lane design greatly reduces hillside grading impacts otherwise required for a full-width public street.
f. The Commission asked the applicant if sewer improvements approved with the original project still to be constructed. The applicant responded "yes".
g. The Commission asked why lot configurations in the northerly portion of the project were changed. The applicant responded this was to allow further reduction in grading amounts.
h. The Commission stated that the revised Community Character Statement ("booklet") still included older graphics of larger homes from the previous project design. The applicant stated that only those portions of the revised booklet related to the proposed amendments had been modified.
i. The Commission made the statement that the original project approved eight years ago was a fine project but was not allowed to be built at that time due to the economic downturn.
j. Lastly, the Commission stated that the amended project brought forward today is superior to the original project of eight years ago.

31. The Commission finds that the requested modification to Condition No. 3 of CUP 99-239 – (5), a reduction in the number of horse-keeping lots from 55 lots to 41 lots, is acceptable as this reduction is proportional to the reduction in the number of single-family lots.

32. The Commission finds that modifications to the text of CUP 99-239–(5) approval Condition Nos. 1, 2, 16, 20, 22, 23, 24, 25, 26, 56, 57, 64.and 65 are acceptable as these modifications reflect only changes in the number of lots, type of lots, lot numbers, types of streets, and street names approved by the second amendment to and do not modify the intent of these conditions.

33. The Commission 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 second amendment to TR 53138.

34. The Commission 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 Condition Nos. 1, 2, 16, 20, 22, 23, 24, 25, 26, 56, 57, 64 and 65 of CUP 99-239 – (5). The proposed reduction in the number of horse-keeping lots required by Condition No. 3 of CUP 99-239 – (5) results from the overall reduction in number of lots proposed by the second amendment to TR 53138.

35. The Commission 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 – (5) to make the conditions of that CUP consistent with the requested modifications of TR 53138.

36. Future development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

37. 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.

38. After consideration of the addendum to the FEIR and the FEIR itself, together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission 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 Commission, and approves the addendum.

39. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles 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 COMMISSION 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 condition 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 201100160 is approved subject to the attached conditions.

**PROJECT NO. 99-239- (5)**
**CONDITIONAL USE PERMIT MODIFICATION NO. 201100160**
**CONDITION MODIFICATIONS**

Conditional Use Permit Modification ("CUP Mod") No. 201100160 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 375 single-family residential lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriffs storefront facility, 21 open space lots, four "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) 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 ~~375~~ 314 single-family residential lots, ~~14 private and future street lots~~, ~~four~~ one debris basin lot~~s~~, one helispot lot, one sheriffs storefront facility, ~~21~~ 25 open space lots, ~~four~~ one "remainder parcel~~s~~," 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.

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

   A minimum of 50 percent of the 375 lots, or 188 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 ~~375~~ 314 lots, or ~~188~~ 157 lots, shall be 15,000 square feet in size, or larger.

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

   A minimum of 55 lots shall be specifically designated to accommodate horse keeping.

   With the requested modification, the applicant is revising and adding the following to Condition No. 3 and it would read as follows:

   A minimum of 41 lots shall be specifically designated to accommodate horse keeping.

4. 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 tentative tract map (dated March 24, 2004), 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 ~~March 24, 2004~~ 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".

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

> Any future development of the four lots designated as remainder parcels 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 ~~four~~ lot~~s~~ designated as a remainder parcel~~s~~ 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.

6. Condition No. 22, as currently approved, read as follows:

> Two private active use areas shall be provided on open space lots 376 and 384 to the satisfaction of the Director. Amenities such as benches, playground equipment or other similar features shall be provided as depicted on the approved Exhibit "A".

With the requested modification, the applicant is revising and adding the following to Condition No. 22 and it would read as follows:

> Two private active use areas shall be provided on open space lots ~~376~~ 315 and ~~384~~ 324 to the satisfaction of the Director. Amenities such as benches, playground equipment or other similar features shall be provided as depicted on the approved Exhibit "A".

7. Condition No. 23, as currently approved, read as follows:

> A natural park shall be provided on a portion of open space lot 416 as shown on the approved Exhibit "A".

With the requested modification, the applicant is revising and adding the following to Condition No. 23 and it would read as follows:

> A natural park shall be provided on a portion of open space lot ~~416~~ 343 as shown on the approved Exhibit "A".

8. 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 remainder parcel adjacent to Lot 262, 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 the ~~remainder~~ parcel adjacent to Lot ~~262~~ 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".

9. Condition No. 25, as currently approved, read as follows:

   The permittee shall pay the Quimby in-lieu fee of $410,040 as required by the Department of Parks and Recreation.

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

   The permittee shall pay the Quimby in-lieu fee of ~~$410,040~~ 342,720 as required by the Department of Parks and Recreation.

10. Condition No. 26, as currently approved, read as follows:

    The area of individual lots shall substantially conform to that shown on the approved Exhibit "A" and shall include at least 55 lots containing a minimum of 15,000 square feet and specifically designed to accommodate horse keeping. Each horse-keeping lot shall include a minimum area of 2,000 square feet designated specifically for horse-keeping. No portion of the designated area shall be close than 35 feet to any habitable structures and shall comply with the requirements of the County Code. Site plans depicting compliance shall be submitted to the Director prior to issuance of building permits.

    With the requested modification, the applicant is revising and adding the following to Condition No. 26 and it would read as follows:

    The area of individual lots shall substantially conform to that shown on the approved Exhibit "A" and shall include at least ~~55~~ 41 lots containing a minimum of 15,000 square feet and specifically designed to accommodate horse keeping. Each horse-keeping lot shall include a minimum area of 2,000 square feet designated specifically for horse-keeping. No portion of the designated area shall be close than 35 feet to any habitable structures and shall comply with the requirements of the County Code. Site plans depicting compliance shall be submitted to the Director prior to issuance of building permits.

    ~~**With the requested modification, the applicant is revising and adding the following to Condition No. 26 and it would read as follows:**~~

~~**The area of individual lots shall substantially conform to that shown on the approved Exhibit "A" and shall include at least 41 lots containing a minimum of 15,000 square feet and specifically designed to accommodate horse keeping. Each horse-keeping lot shall include a minimum area of 2,000 square feet designated specifically for horse-keeping. No portion of the designated area shall be close than 35 feet to any habitable structures and shall comply with the requirements of the County Code. Site plans depicting compliance shall be submitted to the Director prior to issuance of building permits.** ***In addition, construct and dedicate equestrian and hiking trails to the County of Los Angeles, or other public agency approved by the County of Los Angeles, to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director of the Department of Regional Planning prior to recordation of the final map or unit map, which includes all, or a portion of the trail. No building permit shall be issued within any final map, or unit map, until the equestrian and hiking trail within that map has been constructed. In addition, comply with the following:***~~

~~10. a) Condition No. 28, as currently approved, read as follows:~~

~~Prior to the issuance of any grading permit or building permit, site plans covering the applicable development phase as identified on the phasing map for Vesting Tentative Tract Map No. 53138 shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:~~

~~A. complies with the conditions of this grant and the standards of the zone; and~~

~~B. is compatible with hillside resources~~

~~**With the requested modification, the applicant is revising and adding the following to Condition No. 28 and it would read as follows:**~~

~~**Prior to the issuance of any grading permit or building permit, site plans covering the applicable development phase as identified on the phasing map for Vesting Tentative Tract Map No. 53138 shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:**~~

~~**A. complies with the conditions of this grant and the standards of the zone;**~~

~~**B. is compatible with hillside resources; and**~~

~~***C. includes all equestrian and hiking trails within that development phase, including final grading, finished trails surfaces and drainage devices,***~~

***railing, and other appurtenances required by the Director of Parks & Recreation***

~~10. b) Condition No. 29, as currently approved, read as follows:~~

~~Review of the site plan shall emphasize, within the limits established by geologic and engineering constraints, grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences onsite. Other features to be indicated on all site plans include walls, landscaping, driveways, and building setbacks.~~

**~~With the requested modification, the applicant is revising and adding the following to Condition No. 29 and it would read as follows:~~**

**~~Review of the site plan shall emphasize, within the limits established by geologic and engineering constraints, grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences onsite. Other features to be indicated on all site plans include walls, landscaping, driveways, building setbacks,~~ *~~and finished grading for all equestrian and hiking trails, finished trails surfaces and drainage devices, railing, and other appurtenances required by the Director of Parks & Recreation.~~***

~~10. c) Condition No. 32, as currently approved, read as follows:~~

~~Prior to recordation of any final map for associated Vesting Tentative Tract Map No. 53138, the permittee shall submit copies of the Covenants, Conditions and Restrictions ("CC&R's") for the project to the Director. The CC&R's shall include a prohibition on the use of water softener units in the single family residences which discharge chemical agents into the public sewer system.~~

**~~With the requested modification, the applicant is revising and adding the following to Condition No. 32 and it would read as follows:~~**

**~~Prior to recordation of any final map for associated Vesting Tentative Tract Map No. 53138, the permittee shall submit copies of the Covenants, Conditions and Restrictions ("CC&R's") for the project to the Director. The CC&R's shall include a prohibition on the use of water softener units in the single family residences which discharge chemical agents into the public sewer system.~~ *~~In addition, the CC&R's shall advise all residents of the following concerning the equestrian and hiking trails located within the project:~~***

- ***~~That the trails are publicly owned by Los Angeles County, and~~***

~~***are not private property, regardless of their location relative to private properties.***~~

- ~~***That any private use, damage or blockade of the trails is against the law, and that violators will be prosecuted by Los Angeles County officials.***~~

11. Condition No. 56, as currently approved, read as follows:

    No access of heavy construction equipment or vehicles, or delivery of construction materials, shall be permitted onto the project site via Canoga Avenue prior to 9:00 a.m. and after 2:00 p.m. Mondays through Fridays. No such access or deliveries shall be permitted on weekends or holidays. IN addition, permittee, in consultation with the Los Angeles County Department of Public Works and in a manner consistent with the timing requirements of the construction of the "A" Street Bridge, shall specify authorized routs for construction-related vehicles, including deliver and contractor employee vehicles, consistent with Condition No. 57(d)(ii) of this grant. Permittee will post necessary signs and/or personnel at all entries to Twin Lakes and local streets no permitted as authorized routes to ensure enforcement of these prohibitions.

    With the requested modification, the applicant is revising and adding the following to Condition No. 56 and it would read as follows:

    No access of heavy construction equipment or vehicles, or delivery of construction materials, shall be permitted onto the project site via Canoga Avenue prior to 9:00 a.m. and after 2:00 p. m. Mondays through Fridays. No such access or deliveries shall be permitted on weekends or holidays. In addition, permittee, in consultation with the Los Angeles County Department of Public Works and in a manner consistent with the timing requirements of the construction of the ~~"A" Street~~ Poema Place Bridge, shall specify authorized routs for construction-related vehicles, including deliver and contractor employee vehicles, consistent with Condition No. 57(d)(ii) of this grant. Permittee will post necessary signs and/or personnel at all entries to Twin Lakes and local streets no permitted as authorized routes to ensure enforcement of these prohibitions.

12. Condition No. 57, as currently approved, read as follows:

    Upon completion of "A" Street and the bridge, as shown on the Tentative Subdivision Map, access to the project via Canoga Avenue by construction equipment or vehicles shall be prohibited, and all construction traffic shall use Topanga Canyon Boulevard. In addition, the following conditions shall apply during the construction of the "A" Street Bridge:

    A. Upon expiration of all appeal periods, including the statutory time period for legal challenge to the EIR, permittee shall prepare all necessary engineering drawings for the construction of the "A" Street Bridge (aka Topanga Bridge).

B. Prior to recordation of the first final unit map, the permittee shall have applied to the Department of Public Works for and received a permit to construct the "A" Street Bridge, or the "A" Street Bridge shall be include in an Improvement Agreement for the first final unit map.

C. Prior to the issuance of the first residential building permit, construction shall commence on the "A" Street Bridge.

D. Prior to completion of the "A" Street Bridge, construction traffic on Canoga Avenue shall be subject to the following controls:

1. (iii). Until construction of the "A" Street Bridge has been completed and construction-related traffic is no longer permitted to use Canoga Avenue, the permitted shall have two crossing guards on duty when local schools, day camps, or summer camps are in session: one crossing guard at the intersection of Canoga Avenue with Chatsworth Street and one crossing guard at the intersection of Canoga Avenue with Tulsa Street;

2. (iv) Until construction of the "A" Street Bridge has been completed and construction-related traffic is no longer permitted to use Canoga Avenue, the permittee shall have one or two flag person, as determined by the Department of Public Works, on south-bound Canoga Avenue to alert motorists to oncoming construction vehicles;

3. (v) The "A" Street and Canoga Avenue bridges shall be completed and open for construction traffic prior to the issuance of the 130th residential building permit;

4. (vi) No construction equipment, materials and supply deliveries shall be permitted on Canoga Avenue after the issuance of the 130th residential building permit. Upon completion of the "A" Street Bridge, construction traffic shall be restricted to travel only from Topanga Canyon Boulevard, to Poema Place, to the site; and

5. (vii) Upon completion of the "A" Street Bridge, the permittee shall post "No Construction Traffic" signs on the Canoga Avenue entrance to the site prohibiting construction traffic to Canoga Avenue and diverting such traffic to Topanga Canyon Boulevard and "A" Street.

E. The applicant shall ensure that access for existing homeowners and equestrians will not be impeded by traffic to and from the temporary construction trailers site along that portion of existing Canoga Avenue extending between the existing driveway to the temporary construction trailers site and the 118 freeway overpass;

F. No mass grading shall be permitted on the temporary construction trailers site except that which is necessary to provide a safe transition between the existing driveway and Canoga Avenue, consistent with Exhibit "A" of CUP No. 99-239, and the minor grading required providing an all weather parking lot on the temporary construction trailers site;

G. All applicable conditions of approval of CUP 99-239, including those pertaining to dust and storm water runoff controls, shall apply to the temporary construction trailers site;

H. The applicant shall obtain required permits from the Departments of Public Works, Building &Safety Division, and the Department of Health Services, prior to any construction or placements on the temporary construction trailers site;

I. Fifteen days after the completion of the "A" Street bridge, the temporary construction trailers shall be removed from this site, and no further construction-related traffic shall be permitted to use Canoga Avenue, consistent with Condition No. 57 of CUP No. 99-239;

J. Relocation of the temporary construction trailers within 15 days of completion of the "A" Street bridge shall be to a location within the Deerlake Ranch project site that provides access to and from Topanga Canyon Boulevard; and

K. After relocation of the temporary construction trailers, the leased site shall be restored to its existing condition within 30 days.

With the requested modification, the applicant is revising and adding the following to Condition No. 57 and it would read as follows:

Upon completion of ~~"A" Street~~ Poema Place and the bridge, as shown on the Tentative Subdivision Map, access to the project via Canoga Avenue by construction equipment or vehicles shall be prohibited, and all construction traffic shall use Topanga Canyon Boulevard. In addition, the following conditions shall apply during the construction of the ~~"A" Street~~ Poema Place Bridge:

L. Upon expiration of all appeal periods, including the statutory time period for legal challenge to the EIR, permittee shall prepare all necessary engineering drawings for the construction of the ~~"A" Street~~ Poema Place Bridge (aka Topanga Bridge).

M. Prior to recordation of the first final unit map, the permittee shall have applied to the Department of Public Works for and received a permit to construct the ~~"A" Street~~ Poema Place Bridge, or the ~~"A" Street~~ Poema Place Bridge shall be include in an Improvement Agreement for the first final unit map.

N. Prior to the issuance of the first residential building permit, construction shall commence on the ~~"A" Street~~ Poema Place Bridge.

O. Prior to completion of the ~~"A" Street~~ Poema Place Bridge, construction traffic on Canoga Avenue shall be subject to the following controls:

1. (iii). Until construction of the ~~"A" Street~~ Poema Place Bridge has been completed and construction-related traffic is no longer permitted to use Canoga Avenue, the permitted shall have two crossing guards on duty when local schools, day camps, or summer camps are in session: one crossing guard at the intersection of Canoga Avenue with Chatsworth Street and one crossing guard at the intersection of Canoga Avenue with Tulsa Street;

2. (iv) Until construction of the ~~"A" Street~~ Poema Place Bridge has been completed and construction-related traffic is no longer permitted to use Canoga Avenue, the permittee shall have one or two flag person, as determined by the Department of Public Works, on south-bound Canoga Avenue to alert motorists to oncoming construction vehicles;

3. (v) The ~~"A" Street~~ Poema Place and Canoga Avenue bridges shall be completed and open for construction traffic prior to the issuance of the 130th residential building permit;

4. (vi) No construction equipment, materials and supply deliveries shall be permitted on Canoga Avenue after the issuance of the 130th residential building permit. Upon completion of the ~~"A" Street~~ Poema Place Bridge, construction traffic shall be restricted to travel only from Topanga Canyon Boulevard, to Poema Place, to the site; and

5. (vii) Upon completion of the ~~"A" Street~~ Poema Place Bridge, the permittee shall post "No Construction Traffic" signs on the Canoga Avenue entrance to the site prohibiting construction traffic to Canoga Avenue and diverting such traffic to Topanga Canyon Boulevard and ~~"A" Street~~ Poema Place.

P. The applicant shall ensure that access for existing homeowners and equestrians will not be impeded by traffic to and from the temporary construction trailers site along that portion of existing Canoga Avenue extending between the existing driveway to the temporary construction trailers site and the 118 freeway overpass;

Q. No mass grading shall be permitted on the temporary construction trailers site except that which is necessary to provide a safe transition

between the existing driveway and Canoga Avenue, consistent with Exhibit "A" of CUP No. 99-239, and the minor grading required providing an all weather parking lot on the temporary construction trailers site;

R. All applicable conditions of approval of CUP 99-239, including those pertaining to dust and storm water runoff controls, shall apply to the temporary construction trailers site;

S. The applicant shall obtain required permits from the Departments of Public Works, Building &Safety Division, and the Department of Health Services, prior to any construction or placements on the temporary construction trailers site;

T. Fifteen days after the completion of the ~~"A" Street~~ Poema Place bridge, the temporary construction trailers shall be removed from this site, and no further construction-related traffic shall be permitted to use Canoga Avenue, consistent with Condition No. 57 of CUP No. 99-239;

U. Relocation of the temporary construction trailers within 15 days of completion of the ~~"A" Street~~ Poema Place bridge shall be to a location within the Deerlake Ranch project site that provides access to and from Topanga Canyon Boulevard; and

V. After relocation of the temporary construction trailers, the leased site shall be restored to its existing condition within 30 days.

**13. Condition No. 61, as currently approved, read as follows:**

**During grading and until completion of the permanent trails within the project, the permittee shall coordinate with representatives of the various local equestrian groups and other interested persons to locate and build temporary riding and hiking trails which, when physically possible, will connect to existing trails from Devil's Canyon and Brown's Canyon north of the project. These temporary trails may be relocated from time to time due to the need to accommodate construction activity. The proposed locations and construction of the temporary trails shall be reviewed by the Trails Coordinator of the Los Angeles County Department of Parks and Recreation.**

**With the requested modification, the applicant is revising and adding the following to Condition No. 61 and it would read as follows:**

**During grading and until completion of the permanent trails within the project, the permittee shall coordinate with representatives of the various local equestrian groups and other interested persons to locate and build temporary riding and hiking trails which, when physically possible, will connect to existing trails from Devil's Canyon and Brown's Canyon north of the project. These temporary trails may be relocated from time to time due to the need to accommodate construction activity. The proposed**

**locations and construction of the temporary trails shall be reviewed by the Trails Coordinator of the Los Angeles County Department of Parks and Recreation. *In addition,***

***A. The permittee shall make an irrevocable offer of dedication of all trails shown on Exhibit "A" to the County of Los Angeles on the final tract map(s) which includes any portion of the trails.***

***B. The permittee shall construct all equestrian and hiking trails as depicted on Exhibit "A" to the satisfaction of the Department of Public Works and the Department of Parks and Recreation.***

***C. The permittee shall complete the trail grading prior to rough grading certification, and the completion of this trail grading work shall be confirmed by the appropriate County staff in connection with the inspection and issuance of rough grading certification. Posting of security in lieu of such actual completion of trails shall not be permitted.***

***D. The permittee shall post temporary signs sufficient in size and number so as to be visible and legible from every home site whose lot is traversed by a trail. Each sign shall give notice that a Los Angeles County equestrian trail, open to the public, is located in the area. The Department of Public Works shall not sign off on permittee's completion of rough grading until the Department has confirmed that the signs have been posted.***

***E. The temporary signs shall be continually maintained until the residences are constructed and occupied.***

***F. These conditions may be satisfied incrementally within each project phase so long as the trails are complete prior to any rough grading certification which includes any portion of the trails.***

14. 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 $638 per dwelling unit ($638 X 375 dwelling units = $239,250). 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 $~~638~~ 829 per dwelling unit ($~~638~~ 829 X ~~375~~ 314 dwelling units = $~~239,250~~ 260,306). The permittee or its successor in interest may contact the County Librarian at (562) 940-8430.

15. Condition No. 65, as currently approved, read as follows:

> The permittee shall construct a sheriff's storefront sub-station facility, not to exceed 800 square feet in size but not less than 600 square feet, as depicted on the approved Exhibit "A". The facility shall be offered to the Sheriff's Department under appropriate terms and conditions as provided for in an agreement between the County and the permittee. The Sheriffs facility shall be constructed as soon as "A" Street has been completed and Mayan Drive has been relocated, as shown on the approved Exhibit "A", to the satisfaction of the Los Angeles County Department of Public Works. In addition to parking required to serve the Sheriffs facility, an additional four parking spaces, at minimum, shall be provided to trail users.

With the requested modification, the applicant is revising and adding the following to Condition No. 65 and it would read as follows:

> The permittee shall construct a sheriff's storefront sub-station facility, not to exceed 800 square feet in size but not less than 600 square feet, as depicted on the approved Exhibit "A". The facility shall be offered to the Sheriff's Department under appropriate terms and conditions as provided for in an agreement between the County and the permittee. The Sheriffs facility shall be constructed as soon as ~~"A" Street~~ Poema Place has been completed and Mayan Drive has been relocated, as shown on the approved Exhibit "A", to the satisfaction of the Los Angeles County Department of Public Works. In addition to parking required to serve the Sheriffs facility, an additional four parking spaces, at minimum, shall be provided to trail users.

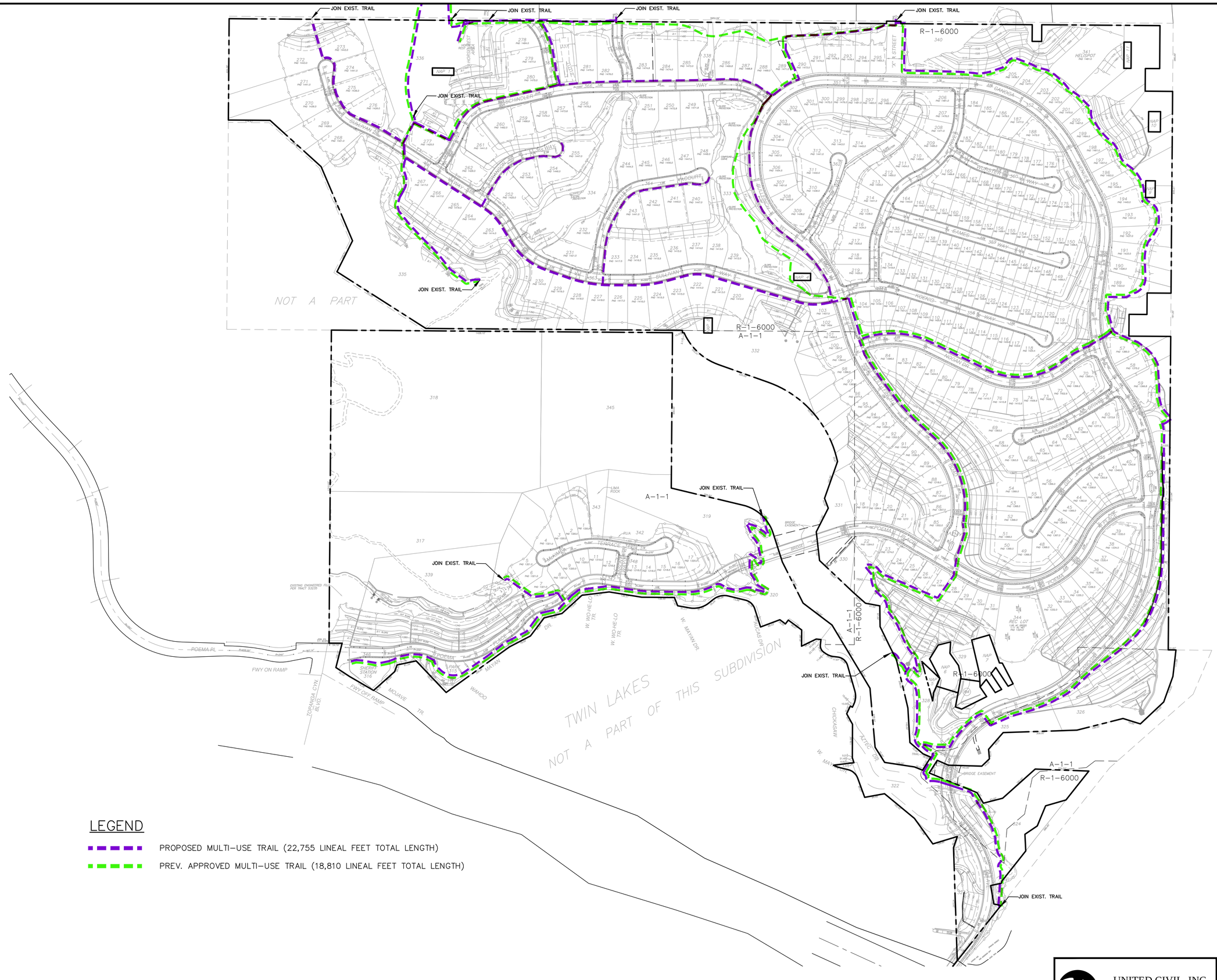
16. All other conditions of CUP 99239 remain as previously approved.

17. Prior to the use of this grant, the terms and conditions of the modifiction shall be recorded in the office of the Los Angeles County Recorder.

18. Permission is granted to develop the subdivision in accordance with the Exhibit "A," including the Community Character booklet, dated July 12, 2011.

19. Permission is granted to make the following changes to the Exhibit "A":
    - Reduction in the overall number of lots from 421 (including 375 single-family lots) to 344 lots (including 314 single-family lots).
    - Modification of road standards for Poema Place from a 55-foot wide collector street to a 36-foot wide private driveway and fire lane;

- Revision of interior street standards from a 51-foot wide residential street to a 36-foot wide private driveway and fire lane;
- Reduction in the volume of project grading from 2.2 million cubic yards to 1.8 million cubic yards;
- Allowing 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 to have less than the required street frontage.




## LEGEND

- PROPOSED MULTI-USE TRAIL (22,755 LINEAL FEET TOTAL LENGTH)
- PREV. APPROVED MULTI-USE TRAIL (18,810 LINEAL FEET TOTAL LENGTH)

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

7/22/2015

LOS ANGELES COUNTY PARKS & REC.

# TRAIL EXHIBIT

VTTM No. 53138 Proposed
Amendment #4 Trails

# TRACT 53138 OPEN SPACE EXHIBIT (2015)

## LEGEND

- TRACT BOUNDARY
- OPEN SPACE LOTS
- OPEN SPACE WITHIN PRIVATE LOTS (INCLUDES GRADED SLOPES)
- OPEN SPACE WITHIN BUILDING PADS (BASED ON 4000 SF 3-STORY HOUSE, 400 SF PATIO AND 400 SF GARAGE)
- APN 2818-24-900, APN 2818-22-902 — PREVIOUSLY DEDICATED OPEN SPACE

## OPEN SPACE CALCULATIONS INCLUDING ALL LOTS AS WAS PREVIOUSLY APPROVED

| Construction Phase | TR No. / Phase | TR / Phase Area (acres) | Open Space Area per TR / Phase (acres) | % Open Space per TR / Phase | Cumulative TR / Phase Area (acres) | Cumulative Open Space Area (acres) | Cumulative % Open Space |
|---|---|---|---|---|---|---|---|
| N/A | APN 2818-24-900 & 2818-22-902 | 17.62 | 17.62 | 100% | 17.62 | 17.62 | 100% |
| Phase 1 | TR 53138-02 | 25.0777 | 24.7881 | 99% | 42.6977 | 42.4081 | 99% |
| | TR 53138-03 | 29.6958 | 25.4932 | 86% | 72.39 | 67.9013 | 94% |
| | TR 53138-04 | 29.8014 | 20.2432 | 68% | 102.1949 | 88.1445 | 86% |
| | TR 53138-05 | 20.1075 | 14.1441 | 70% | 122.3024 | 102.2886 | 84% |
| Phase 2 | TR 53138-06 | 20.4581 | 10.8345 | 53% | 142.7605 | 113.1231 | 79% |
| | TR 53138-07 | 29.3856 | 21.3707 | 73% | 172.1461 | 134.4938 | 78% |
| Phase 3 | TR 53138 | 60.0415 | 50.0459 | 83% | **232.1876** | **184.5397** | **79%** |
| | **Total (2015)** | **232.1876** | **184.5397** | | | | |
| | **Total (2013)** | **230.58** | **182.45** | | | | **79%** |

## OPEN SPACE CALCULATIONS EXCLUDING REC. LOT, SHERIFF STATION, HORSE REST AREA DEBRIS BASIN, HELISPOT, AND SEWER LIFT STATION

| Construction Phase | TR No. / Phase | TR / Phase Area (acres) | Open Space Area per TR / Phase (acres) | % Open Space per TR / Phase | Cumulative TR / Phase Area (acres) | Cumulative Open Space Area (acres) | Cumulative % Open Space |
|---|---|---|---|---|---|---|---|
| N/A | APN 2818-24-900 & 2818-22-902 | 17.62 | 17.62 | 100% | 17.62 | 17.62 | 100% |
| Phase 1 | TR 53138-02 | 25.0777 | 24.34 | 97% | 42.6977 | 41.96 | 98% |
| | TR 53138-03 | 29.6958 | 24.81 | 84% | 72.39 | 66.77 | 92% |
| | TR 53138-04 | 29.8014 | 20.24 | 68% | 102.1949 | 87.01 | 85% |
| | TR 53138-05 | 20.1075 | 12.52 | 62% | 122.3024 | 99.53 | 81% |
| Phase 2 | TR 53138-06 | 20.4581 | 10.83 | 53% | 142.7605 | 110.36 | 77% |
| | TR 53138-07 | 29.3856 | 20.36 | 69% | 172.1461 | 130.72 | 76% |
| Phase 3 | TR 53138 | 60.0415 | 45.4487 | 76% | **232.1876** | **176.1687** | **76%** |
| | **Total (2015)** | **232.1876** | **176.1687** | | | | |
| | **Total (2013)** | **230.58** | **182.45** | | | | **79%** |

| Construction Phase | TR No. / Phase | Open Space Lots (acres) | Open Space within Private Lots (ac.) Subtracting 2800sf per lot (house/garage/patio) | Total Open Space per TR / Phase (acres) |
|---|---|---|---|---|
| N/A | APN 2818-24-900 & 2818-22-902 | 17.62 | 0 | 17.62 |
| Phase I | TR 53138-02 | 24.7881 | 0 | 24.7881 |
| | TR 53138-03 | 21.6425 | 3.8507 | 25.4932 |
| | TR 53138-04 | 5.6408 | 14.6024 | 20.2432 |
| | TR 53138-05 | 4.9569 | 9.5637 | 14.5206 |
| Phase 2 | TR 53138-06 | 0 | 10.8345 | 10.8345 |
| | TR 53138-07 | 3.3203 | 18.0504 | 21.3707 |
| Phase 3 | TR 53138 | 22.1108 | 27.9351 | 50.0459 |
| | **Total (2015)** | **100.0794** | **84.8368** | **184.9162** |
| | **Total (2013)** | **98.38** | **84.07** | **182.45** |

| Construction Phase | TR No. / Phase | Open Space Lots (acres) | Open Space within Private Lots (ac.) Subtracting 2800sf per lot (house/garage/patio) | Total Open Space per TR / Phase (acres) |
|---|---|---|---|---|
| N/A | APN 2818-24-900 & 2818-22-902 | 17.62 | 0 | 17.62 |
| Phase I | TR 53138-02 | 24.34 | 0 | 24.34 |
| | TR 53138-03 | 20.96 | 3.8507 | 24.8107 |
| | TR 53138-04 | 5.6408 | 14.6024 | 20.2432 |
| | TR 53138-05 | 2.96 | 9.5637 | 12.5237 |
| Phase 2 | TR 53138-06 | 0 | 10.8345 | 10.8345 |
| | TR 53138-07 | 2.31 | 18.0504 | 20.3604 |
| Phase 3 | TR 53138 | 17.5136 | 27.9351 | 45.4487 |
| | **Total (2015)** | **91.3444** | **84.8368** | **176.1812** |
| | **Total (2013)** | **98.38** | **84.07** | **182.45** |

7/22/2015

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

LOS ANGELES COUNTY
OPEN SPACE EXHIBIT (2015)

VTTM No. 53138 Proposed Amendment #4

RECEIVED
DEPT OF REGIONAL PLANNING
TR53138-4 AMENDMENT PG 1
DATE: 22 JUL 2015

## LOT AREAS

| LOT NO. | ● | ●● | GROSS AREA (SF) | NET AREA | ZONE A-1 (SF) | ZONE R-1 (SF) |
|---|---|---|---|---|---|---|
| 1 | 50 | 52 | 17133 | 17083 | 17133 | N/A |
| 2 | 50 | 53 | 16865 | 16815 | 16865 | N/A |
| 3 | 50 | 50 | 15637 | 15586 | 15637 | N/A |
| 4 | 88 | | 27236 | 27148 | 27236 | N/A |
| 5 | 43 | 71 | 27736 | 27133 | 27736 | N/A |
| 6 | 31 | 47 | 15504 | 14674 | 15504 | N/A |
| 7 | 21 | 21 | 22820 | 20475 | 22820 | N/A |
| 8 | 42 | 58 | 6345 | 6237 | 6345 | N/A |
| 9 | 71 | | 6240 | 5699 | 6240 | N/A |
| 10 | 71 | | 6201 | 5727 | 6201 | N/A |
| 11 | 71 | | 6168 | 5696 | 6168 | N/A |
| 12 | 62 | | 6136 | 5680 | 6136 | N/A |
| 13 | 58 | 58 | 6243 | 5902 | 6243 | N/A |
| 14 | 50 | 53 | 6082 | 5896 | 6082 | N/A |
| 15 | 52 | 56 | 6879 | 6753 | 6879 | N/A |
| 16 | 40 | | 8150 | 8035 | 8150 | N/A |
| 17 | 40 | | 15119 | 14793 | 15119 | N/A |
| 18 | 50 | | 22422 | 22422 | 7779 | 14643 |
| 19 | 57 | | 16412 | 16412 | N/A | 16412 |
| 20 | 55 | | 15037 | 15037 | N/A | 15037 |
| 21 | 95 | | 12410 | 12410 | N/A | 12410 |
| 22 | 128 | | 18945 | 18945 | 1474 | 17471 |
| 23 | 75 | | 17509 | 16310 | N/A | 17509 |
| 24 | 67 | | 15637 | 14817 | N/A | 15637 |
| 25 | 62 | | 19328 | 18478 | N/A | 19328 |
| 26 | 68 | | 24892 | 23336 | N/A | 24892 |
| 27 | 67 | | 27510 | 26822 | N/A | 27510 |
| 28 | 56 | | 29820 | 28402 | N/A | 29820 |
| 29 | 50 | | 15409 | 15409 | N/A | 15409 |
| 30 | 50 | | 17352 | 17352 | N/A | 17352 |
| 31 | 51 | | 11790 | 11790 | N/A | 11790 |
| 32 | 50 | | 34898 | 34898 | 2138 | 32760 |
| 33 | 52 | | 16670 | 16670 | 173 | 16497 |
| 34 | 58 | | 18483 | 18483 | N/A | 18483 |
| 35 | 54 | | 19387 | 19387 | N/A | 19387 |
| 36 | 54 | | 17707 | 17707 | N/A | 17707 |
| 37 | 54 | | 15713 | 15713 | N/A | 15713 |
| 38 | 60 | | 12316 | 12316 | N/A | 12316 |
| 39 | 188 | | 18004 | 18004 | N/A | 18004 |
| 40 | 72 | | 11757 | 11680 | N/A | 11757 |
| 41 | 70 | | 11060 | 10990 | N/A | 11060 |
| 42 | 70 | | 10451 | 10382 | N/A | 10451 |
| 43 | 70 | | 9991 | 9922 | N/A | 9991 |
| 44 | 70 | | 9704 | 9634 | N/A | 9704 |
| 45 | 68 | | 9606 | 9537 | N/A | 9606 |
| 46 | 60 | | 9837 | 9777 | N/A | 9837 |
| 47 | 55 | | 13014 | 12959 | N/A | 13014 |
| 48 | 41 | 56 | 16762 | 16721 | N/A | 16762 |
| 49 | 30 | 47 | 17029 | 16999 | N/A | 17029 |
| 50 | 10 | 10 | 29882 | 28470 | N/A | 29882 |
| 51 | 36 | 51 | 14177 | 13212 | N/A | 14177 |
| 52 | 28 | 55 | 15161 | 14669 | N/A | 15161 |
| 53 | 10 | 10 | 15367 | 13908 | N/A | 15367 |
| 54 | 10 | 10 | 27931 | 26225 | N/A | 27931 |
| 55 | 74 | | 11521 | 11447 | N/A | 11521 |
| 56 | 194 | | 18229 | 18035 | N/A | 18229 |
| 57 | 114 | | 15460 | 12205 | N/A | 15460 |
| 58 | 74 | | 17755 | 16843 | N/A | 17755 |
| 59 | 162 | | 28459 | 26217 | N/A | 28459 |
| 60 | 102 | | 20491 | 20293 | N/A | 20491 |
| 61 | 59 | | 10347 | 10223 | N/A | 10347 |
| 62 | 59 | | 10227 | 10104 | N/A | 10227 |
| 63 | 58 | | 11468 | 11333 | N/A | 11468 |
| 64 | 60 | | 6030 | 5970 | N/A | 6030 |
| 65 | 61 | | 6437 | 6376 | N/A | 6437 |
| 66 | 46 | 59 | 6142 | 6095 | N/A | 6142 |
| 67 | 30 | 40 | 13681 | 13651 | N/A | 13681 |
| 68 | 31 | 50 | 15092 | 14577 | N/A | 15092 |
| 69 | 58 | | 34251 | 33875 | N/A | 34251 |
| 70 | 97 | | 15689 | 15592 | N/A | 15689 |
| 71 | 60 | | 8820 | 8760 | N/A | 8820 |
| 72 | 56 | | 9989 | 9909 | N/A | 9989 |
| 73 | 56 | | 10588 | 10507 | N/A | 10588 |
| 74 | 56 | | 10967 | 10885 | N/A | 10967 |
| 75 | 56 | | 6822 | 6822 | N/A | 6822 |

| LOT NO. | ● | ●● | GROSS AREA (SF) | NET AREA | ZONE A-1 (SF) | ZONE R-1 (SF) |
|---|---|---|---|---|---|---|
| 76 | 56 | | 6640 | 6640 | N/A | 6640 |
| 77 | 56 | | 7170 | 7170 | N/A | 7170 |
| 78 | 59 | | 19856 | 19255 | N/A | 19856 |
| 79 | 60 | | 17272 | 16772 | N/A | 17272 |
| 80 | 60 | | 16213 | 15713 | N/A | 16213 |
| 81 | 60 | | 15115 | 14609 | N/A | 15115 |
| 82 | 71 | | 12837 | 12470 | N/A | 12837 |
| 83 | 78 | | 10782 | 10566 | N/A | 10782 |
| 84 | 124 | | 15059 | 13338 | N/A | 15059 |
| 85 | 163 | | 14837 | 14837 | N/A | 14837 |
| 86 | 57 | | 7482 | 7482 | N/A | 7482 |
| 87 | 55 | | 8082 | 8082 | N/A | 8082 |
| 88 | 90 | | 11332 | 11332 | N/A | 11332 |
| 89 | 85 | | 10072 | 10072 | N/A | 10072 |
| 90 | 59 | | 8493 | 8493 | N/A | 8493 |
| 91 | 56 | | 8916 | 8916 | N/A | 8916 |
| 92 | 54 | | 15110 | 15110 | N/A | 15110 |
| 93 | 54 | | 20136 | 20136 | 6748 | 13388 |
| 94 | 56 | | 15141 | 15141 | 6083 | 9058 |
| 95 | 56 | | 15356 | 15356 | 8930 | 6426 |
| 96 | 54 | | 15177 | 15177 | 11159 | 4018 |
| 97 | 54 | | 15085 | 15085 | 13293 | 1792 |
| 98 | 49 | 51 | 15005 | 15005 | 14810 | 195 |
| 99 | 49 | 50 | 15126 | 15126 | 15126 | N/A |
| 100 | 49 | 51 | 9048 | 9048 | 9048 | N/A |
| 101 | 50 | | 9761 | 9761 | 8551 | 1210 |
| 102 | 50 | | 7291 | 7291 | 725 | 6566 |
| 103 | 65 | | 6974 | 6876 | N/A | 6974 |
| 104 | 84 | | 13992 | 12062 | N/A | 13992 |
| 105 | 66 | | 8826 | 8517 | N/A | 8826 |
| 106 | 63 | | 8592 | 8232 | N/A | 8592 |
| 107 | 50 | | 8100 | 7634 | N/A | 8100 |
| 108 | 50 | | 7565 | 7111 | N/A | 7565 |
| 109 | 50 | | 7380 | 6930 | N/A | 7380 |
| 110 | 50 | | 7533 | 7080 | N/A | 7533 |
| 111 | 50 | | 7907 | 7452 | N/A | 7907 |
| 112 | 50 | | 8300 | 7845 | N/A | 8300 |
| 113 | 50 | | 8693 | 8238 | N/A | 8693 |
| 114 | 50 | | 9086 | 8631 | N/A | 9086 |
| 115 | 50 | | 9478 | 9024 | N/A | 9478 |
| 116 | 50 | | 9746 | 9295 | N/A | 9746 |
| 117 | 50 | | 9632 | 9178 | N/A | 9632 |
| 118 | 139 | | 29635 | 29137 | N/A | 29635 |
| 119 | 40 | | 22123 | 22048 | N/A | 22123 |
| 120 | 51 | | 6865 | 6814 | N/A | 6865 |
| 121 | 50 | | 6810 | 6760 | N/A | 6810 |
| 122 | 50 | | 6783 | 6733 | N/A | 6783 |
| 123 | 50 | | 6757 | 6707 | N/A | 6757 |
| 124 | 50 | | 6731 | 6681 | N/A | 6731 |
| 125 | 50 | | 6704 | 6654 | N/A | 6704 |
| 126 | 50 | | 6678 | 6628 | N/A | 6678 |
| 127 | 50 | | 6652 | 6602 | N/A | 6652 |
| 128 | 50 | | 6626 | 6576 | N/A | 6626 |
| 129 | 50 | | 6599 | 6549 | N/A | 6599 |
| 130 | 50 | | 6573 | 6523 | N/A | 6573 |
| 131 | 50 | | 6547 | 6497 | N/A | 6547 |
| 132 | 50 | | 6521 | 6471 | N/A | 6521 |
| 133 | 50 | | 6518 | 6468 | N/A | 6518 |
| 134 | 52 | | 10008 | 9815 | N/A | 10008 |
| 135 | 73 | | 9801 | 9603 | N/A | 9801 |
| 136 | 52 | | 6760 | 6708 | N/A | 6760 |
| 137 | 52 | | 6760 | 6708 | N/A | 6760 |
| 138 | 52 | | 6760 | 6708 | N/A | 6760 |
| 139 | 52 | | 6760 | 6708 | N/A | 6760 |
| 140 | 50 | | 6500 | 6450 | N/A | 6500 |
| 141 | 50 | | 6500 | 6450 | N/A | 6500 |
| 142 | 50 | | 6500 | 6450 | N/A | 6500 |
| 143 | 50 | | 6500 | 6450 | N/A | 6500 |
| 144 | 50 | | 6500 | 6450 | N/A | 6500 |
| 145 | 50 | | 6500 | 6450 | N/A | 6500 |
| 146 | 50 | | 6500 | 6450 | N/A | 6500 |
| 147 | 50 | | 6500 | 6450 | N/A | 6500 |
| 148 | 50 | | 6500 | 6450 | N/A | 6500 |
| 149 | 74 | | 26125 | 26050 | N/A | 26125 |
| 150 | 62 | | 21808 | 21746 | N/A | 21808 |

| LOT NO. | ● | ●● | GROSS AREA (SF) | NET AREA | ZONE A-1 (SF) | ZONE R-1 (SF) |
|---|---|---|---|---|---|---|
| 151 | 57 | | 6164 | 6106 | N/A | 6164 |
| 152 | 50 | | 6275 | 6225 | N/A | 6275 |
| 153 | 50 | | 6244 | 6194 | N/A | 6244 |
| 154 | 50 | | 6239 | 6189 | N/A | 6239 |
| 155 | 50 | | 6233 | 6183 | N/A | 6233 |
| 156 | 50 | | 6227 | 6177 | N/A | 6227 |
| 157 | 50 | | 6221 | 6171 | N/A | 6221 |
| 158 | 50 | | 6216 | 6166 | N/A | 6216 |
| 159 | 50 | | 6210 | 6160 | N/A | 6210 |
| 160 | 50 | | 6204 | 6154 | N/A | 6204 |
| 161 | 50 | | 6199 | 6149 | N/A | 6199 |
| 162 | 50 | | 6193 | 6143 | N/A | 6193 |
| 163 | 50 | | 6187 | 6137 | N/A | 6187 |
| 164 | 72 | | 8179 | 7927 | N/A | 8179 |
| 165 | 50 | | 13774 | 13571 | N/A | 13774 |
| 166 | 52 | | 6860 | 6808 | N/A | 6860 |
| 167 | 95 | | 6376 | 6326 | N/A | 6376 |
| 168 | 50 | | 6251 | 6201 | N/A | 6251 |
| 169 | 50 | | 6250 | 6200 | N/A | 6250 |
| 170 | 50 | | 6250 | 6200 | N/A | 6250 |
| 171 | 50 | | 6250 | 6200 | N/A | 6250 |
| 172 | 50 | | 6250 | 6200 | N/A | 6250 |
| 173 | 50 | | 6250 | 6200 | N/A | 6250 |
| 174 | 40 | | 6562 | 6428 | N/A | 6562 |
| 175 | 40 | | 23175 | 23134 | N/A | 23175 |
| 176 | 89 | | 12271 | 12181 | N/A | 12271 |
| 177 | 73 | | 6656 | 6583 | N/A | 6656 |
| 178 | 50 | | 6017 | 5967 | N/A | 6017 |
| 179 | 50 | | 6032 | 5982 | N/A | 6032 |
| 180 | 50 | | 6047 | 5997 | N/A | 6047 |
| 181 | 61 | | 6384 | 6322 | N/A | 6384 |
| 182 | 60 | | 6339 | 6280 | N/A | 6339 |
| 183 | 54 | | 7850 | 7676 | N/A | 7850 |
| 184 | 71 | | 8736 | 8633 | N/A | 8736 |
| 185 | 73 | | 8996 | 8996 | N/A | 8996 |
| 186 | 74 | | 9523 | 9523 | N/A | 9523 |
| 187 | 73 | | 8897 | 8897 | N/A | 8897 |
| 188 | 201 | | 16252 | 16252 | N/A | 16252 |
| 189 | 274 | | 39290 | 34627 | N/A | 39290 |
| 190 | 61 | | 16344 | 15592 | N/A | 16344 |
| 191 | 62 | | 20796 | 17348 | N/A | 20796 |
| 192 | 57 | | 18621 | 17536 | N/A | 18621 |
| 193 | 57 | | 19052 | 18028 | N/A | 19052 |
| 194 | 86 | | 24760 | 22807 | N/A | 24760 |
| 195 | 58 | | 28403 | 25046 | N/A | 28403 |
| 196 | 61 | | 22223 | 19894 | N/A | 22223 |
| 197 | 61 | | 22354 | 19879 | N/A | 22354 |
| 198 | 66 | | 36360 | 31356 | N/A | 36360 |
| 199 | 58 | | 21934 | 21108 | N/A | 21934 |
| 200 | 58 | | 54248 | 43746 | N/A | 54248 |
| 201 | 58 | | 29563 | 28678 | N/A | 29563 |
| 202 | 58 | | 8845 | 7991 | N/A | 8845 |
| 203 | 60 | | 7659 | 7062 | N/A | 7659 |
| 204 | 61 | | 33176 | 32279 | N/A | 33176 |
| 205 | 130 | | 22370 | 19808 | N/A | 22370 |
| 206 | 53 | | 15070 | 15013 | N/A | 15070 |
| 207 | 73 | | 13786 | 13713 | N/A | 13786 |
| 208 | 85 | | 11892 | 11807 | N/A | 11892 |
| 209 | 92 | | 15612 | 15520 | N/A | 15612 |
| 210 | 90 | | 16353 | 16263 | N/A | 16353 |
| 211 | 56 | | 12259 | 12203 | N/A | 12259 |
| 212 | 56 | | 13952 | 13896 | N/A | 13952 |
| 213 | 55 | | 15446 | 15391 | N/A | 15446 |
| 214 | 56 | | 15029 | 14973 | N/A | 15029 |
| 215 | 61 | | 12786 | 12725 | N/A | 12786 |
| 216 | 57 | | 15037 | 14980 | N/A | 15037 |
| 217 | 54 | | 18031 | 17977 | N/A | 18031 |
| 218 | 61 | | 10740 | 10679 | N/A | 10740 |
| 219 | 52 | | 10477 | 10356 | N/A | 10477 |
| 220 | 88 | | 16084 | 15996 | N/A | 16084 |
| 221 | 88 | | 15502 | 15414 | N/A | 15502 |
| 222 | 121 | | 16017 | 15896 | N/A | 16017 |
| 223 | 81 | | 18662 | 18582 | N/A | 18662 |
| 224 | 77 | | 18565 | 18488 | N/A | 18565 |
| 225 | 78 | | 16752 | 16674 | N/A | 16752 |

| LOT NO. | ● | ●● | GROSS AREA (SF) | NET AREA | ZONE A-1 (SF) | ZONE R-1 (SF) |
|---|---|---|---|---|---|---|
| 226 | 80 | | 15522 | 15442 | N/A | 15522 |
| 227 | 77 | | 17695 | 17618 | N/A | 17695 |
| 228 | 77 | | 19482 | 19405 | N/A | 19482 |
| 229 | 80 | | 20036 | 19955 | N/A | 20036 |
| 230 | 109 | | 22363 | 22254 | N/A | 22363 |
| 231 | 81 | | 19871 | 19523 | N/A | 19871 |
| 232 | 160 | | 14347 | 14187 | N/A | 14347 |
| 233 | 84 | | 16407 | 16117 | N/A | 16407 |
| 234 | 91 | | 15381 | 15290 | N/A | 15381 |
| 235 | 99 | | 15574 | 15476 | N/A | 15574 |
| 236 | 79 | | 15314 | 15235 | N/A | 15314 |
| 237 | 74 | | 16658 | 16584 | N/A | 16658 |
| 238 | 72 | | 15096 | 15024 | N/A | 15096 |
| 239 | 116 | | 15108 | 14992 | N/A | 15108 |
| 240 | 99 | | 15272 | 15173 | N/A | 15272 |
| 241 | 90 | | 15003 | 14913 | N/A | 15003 |
| 242 | 95 | | 15004 | 14909 | N/A | 15004 |
| 243 | 201 | | 15015 | 14814 | N/A | 15015 |
| 244 | 97 | | 15016 | 14919 | N/A | 15016 |
| 245 | 84 | | 16187 | 16102 | N/A | 16187 |
| 246 | 80 | | 15447 | 15367 | N/A | 15447 |
| 247 | 81 | | 15308 | 15227 | N/A | 15308 |
| 248 | 85 | | 17971 | 17886 | N/A | 17971 |
| 249 | 94 | | 15920 | 15826 | N/A | 15920 |
| 250 | 91 | | 15125 | 15034 | N/A | 15125 |
| 251 | 112 | | 16282 | 16170 | N/A | 16282 |
| 252 | 137 | | 23574 | 23291 | N/A | 23574 |
| 253 | 134 | | 15906 | 15772 | N/A | 15906 |
| 254 | 92 | | 15512 | 15419 | N/A | 15512 |
| 255 | 79 | | 18543 | 18463 | N/A | 18543 |
| 256 | 168 | | 16249 | 16082 | N/A | 16249 |
| 257 | 95 | | 15739 | 15644 | N/A | 15739 |
| 258 | 84 | | 15011 | 14927 | N/A | 15011 |
| 259 | 85 | | 16382 | 16298 | N/A | 16382 |
| 260 | 140 | | 18581 | 18441 | N/A | 18581 |
| 261 | 149 | | 22290 | 22141 | N/A | 22290 |
| 262 | 108 | | 20428 | 20153 | N/A | 20428 |
| 263 | 137 | | 23096 | 22959 | N/A | 23096 |
| 264 | 99 | | 17761 | 17662 | N/A | 17761 |
| 265 | 91 | | 18991 | 18900 | N/A | 18991 |
| 266 | 80 | | 16521 | 16441 | N/A | 16521 |
| 267 | 169 | | 27793 | 24064 | N/A | 27793 |
| 268 | 89 | | 19797 | 19707 | N/A | 19797 |
| 269 | 89 | | 20737 | 20649 | N/A | 20737 |
| 270 | 87 | | 32829 | 32743 | N/A | 32829 |
| 271 | 87 | | 36527 | 36440 | N/A | 36527 |
| 272 | 40 | 71 | 96424 | 96384 | N/A | 96424 |
| 273 | 43 | 75 | 34301 | 34257 | N/A | 34301 |
| 274 | 96 | | 16506 | 16410 | N/A | 16506 |
| 275 | 105 | | 17173 | 17068 | N/A | 17173 |
| 276 | 209 | | 23899 | 23690 | N/A | 23899 |
| 277 | 191 | | 34019 | 29682 | N/A | 34019 |
| 278 | 132 | | 30689 | 28236 | N/A | 30689 |
| 279 | 84 | | 22496 | 22412 | N/A | 22496 |
| 280 | 80 | | 25860 | 22709 | N/A | 25860 |
| 281 | 80 | | 22796 | 21558 | N/A | 22796 |
| 282 | 92 | | 20447 | 19307 | N/A | 20447 |
| 283 | 84 | | 29822 | 25506 | N/A | 29822 |
| 284 | 95 | | 23614 | 22370 | N/A | 23614 |
| 285 | 85 | | 25501 | 23758 | N/A | 25501 |
| 286 | 78 | | 23560 | 22134 | N/A | 23560 |
| 287 | 80 | | 19552 | 18531 | N/A | 19552 |
| 288 | 76 | | 20535 | 19687 | N/A | 20535 |
| 289 | 78 | | 18789 | 14344 | N/A | 18789 |
| 290 | 59 | | 15277 | 14464 | N/A | 15277 |
| 291 | 58 | | 15266 | 14302 | N/A | 15266 |
| 292 | 57 | | 15356 | 14354 | N/A | 15356 |
| 293 | 60 | | 12453 | 11726 | N/A | 12453 |
| 294 | 63 | | 13136 | 12370 | N/A | 13136 |
| 295 | 55 | | 14209 | 13355 | N/A | 14209 |
| 296 | 109 | | 8749 | 8749 | N/A | 8749 |
| 297 | 61 | | 7111 | 7111 | N/A | 7111 |
| 298 | 61 | | 6769 | 6769 | N/A | 6769 |
| 299 | 61 | | 6426 | 6426 | N/A | 6426 |
| 300 | 76 | | 6949 | 6949 | N/A | 6949 |

| LOT NO. | ● | ●● | GROSS AREA (SF) | NET AREA | ZONE A-1 (SF) | ZONE R-1 (SF) |
|---|---|---|---|---|---|---|
| 301 | 97 | | 7473 | 7473 | N/A | 7473 |
| 302 | 87 | | 7499 | 7499 | N/A | 7499 |
| 303 | 87 | | 7524 | 7524 | N/A | 7524 |
| 304 | 87 | | 7472 | 7472 | N/A | 7472 |
| 305 | 71 | | 7651 | 7651 | N/A | 7651 |
| 306 | 76 | | 8367 | 8367 | N/A | 8367 |
| 307 | 81 | | 8458 | 8458 | N/A | 8458 |
| 308 | 81 | | 7968 | 7968 | N/A | 7968 |
| 309 | 108 | | 12412 | 12302 | N/A | 12412 |
| 310 | 102 | | 10035 | 9933 | N/A | 10035 |
| 311 | 68 | | 11187 | 11119 | N/A | 11187 |
| 312 | 71 | | 19869 | 19798 | N/A | 19869 |
| 313 | 49 | 81 | 23966 | 23916 | N/A | 23966 |
| 314 | 42 | 40 | 19526 | 19480 | N/A | 19526 |
| R4 | | | 10489 | 10489 | N/A | 10489 |
| TOTAL ACRES | | | 104.924 | 101.863 | | |

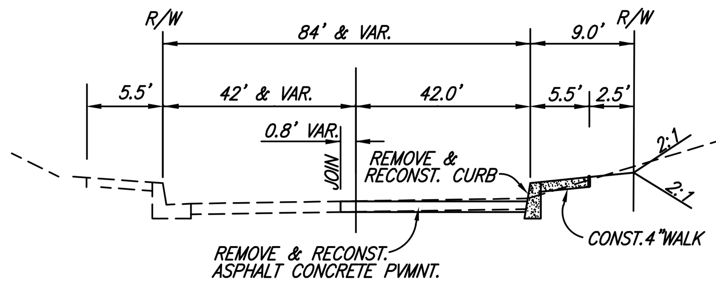
OPEN SPACE LOTS

| LOT NO. | AREA (SF) | AREA (ACRE) | ZONE A-1 | ZONE R-1 |
|---|---|---|---|---|
| 315 PARK | 29549 | 0.678 | 29549 | N/A |
| 316 SHERIFF STATION | 19236 | 0.442 | 19236 | N/A |
| 317 | 240696 | 5.526 | 240696 | N/A |
| 318 | 593313 | 13.621 | 593313 | N/A |
| 319 | 120255 | 2.761 | 120255 | N/A |
| 320 | 85084 | 1.953 | 85084 | N/A |
| 321 | 26453 | 0.607 | 26453 | N/A |
| 322 | 117412 | 2.695 | 3982 | 113430 |
| 323 | 41829 | 0.960 | N/A | 41829 |
| 324 | 117732 | 2.703 | 52982 | 64750 |
| 325 | 41548 | 0.954 | 41548 | N/A |
| 326 | 167642 | 3.849 | 120967 | 46675 |
| 327 | 36521 | 0.838 | N/A | 36521 |
| 328 | 85649 | 1.966 | 4388 | 81261 |
| 329 | 10794 | 0.248 | N/A | 10794 |
| 330 | 22612 | 0.519 | 22337 | 275 |
| 331 | 20250 | 0.465 | 20178 | 71 |
| 332 | 127353 | 2.924 | 85474 | 41879 |
| 333 | 163553 | 3.755 | N/A | 163553 |
| 334 | 122314 | 2.808 | N/A | 122314 |
| 335 | 342753 | 7.869 | N/A | 342753 |
| 336 HORSE REST AREA | 172416 | 3.958 | N/A | 172416 |
| 337 DEBRIS BASIN | 27838 | 0.639 | N/A | 27838 |
| 338 | 11692 | 0.268 | N/A | 11692 |
| 339 | 226520 | 5.200 | N/A | 226520 |
| 340 | 100460 | 2.306 | N/A | 100460 |
| 341 HELISPOT | 44171 | 1.014 | N/A | 44171 |
| 342 | 51240 | 1.176 | 51240 | N/A |
| 343 | 19821 | 0.455 | 19821 | N/A |
| 344 RECREATION CENTER | 85287 | 1.958 | N/A | 85287 |
| 345 | 329157 | 7.556 | 329157 | N/A |
| TOTAL ACRES | | 82.671 | | |

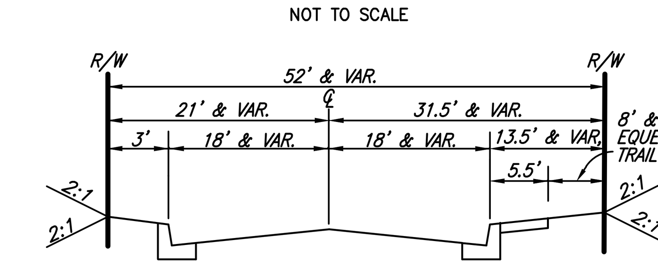
PRIVATE DRIVEWAY & FIRE LANE LOTS

| LOT NO. | AREA (SF) | ZONE A-1 | ZONE R-1 |
|---|---|---|---|
| 346 | 12384 | 12384 | N/A |
| 347 | 66722 | 66722 | N/A |
| 348 | 3242 | 3242 | N/A |
| 349 | 28654 | 28654 | N/A |
| 350 | 80246 | N/A | 80246 |
| 351 | 112481 | N/A | 112481 |
| 352 | 38603 | N/A | 38603 |
| 353 | 53955 | N/A | 53955 |
| 354 | 51135 | N/A | 51135 |
| 355 | 26961 | N/A | 26961 |
| 356 | 20552 | N/A | 20552 |
| 357 | 52341 | N/A | 52341 |
| 358 | 39664 | N/A | 39664 |
| 359 | 33767 | N/A | 33767 |
| 360 | 21307 | N/A | 21307 |
| 361 | 39383 | N/A | 39383 |
| 362 | 15570 | N/A | 15570 |
| 363 | 109607 | N/A | 109607 |
| 364 | 31282 | N/A | 31282 |
| 365 | 16730 | N/A | 16730 |
| 366 | 64337 | N/A | 64337 |
| 367 | 11991 | N/A | 11991 |
| 368 | 10372 | N/A | 10372 |
| TOTAL ACRES | 21.609 | | |

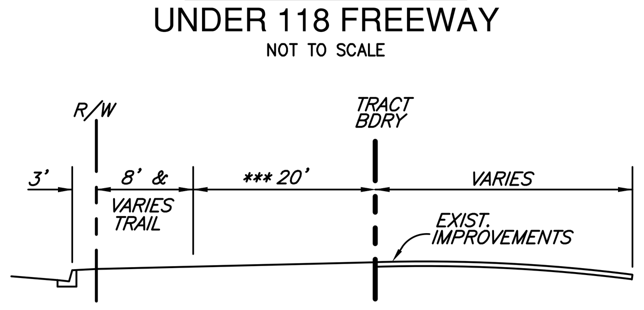
NOTE: ● LOT WIDTH AT STREET R/W (FEET) ●● LOT WIDTH AT BUILDING SETBACK (FEET)




TOPANGA BLVD.
NOT TO SCALE

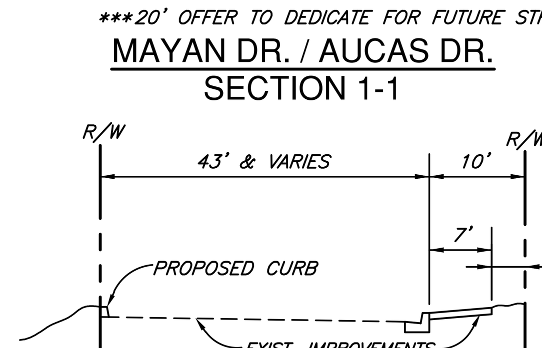



CANOGA AVENUE
UNDER 118 FREEWAY
NOT TO SCALE

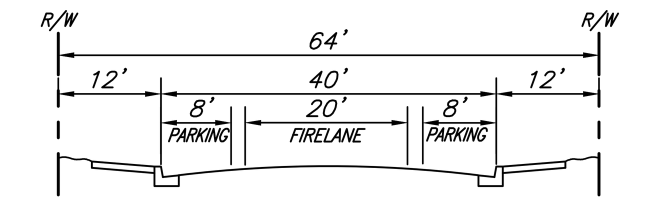



***20' OFFER TO DEDICATE FOR FUTURE STREET

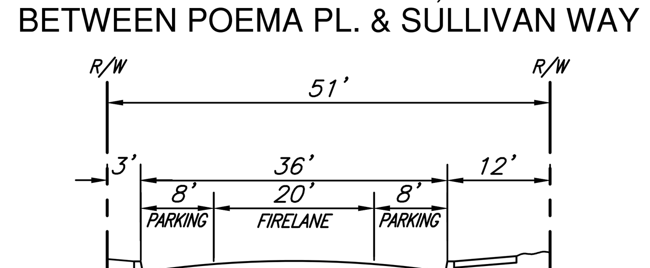
MAYAN DR. / AUCAS DR.
SECTION 1-1



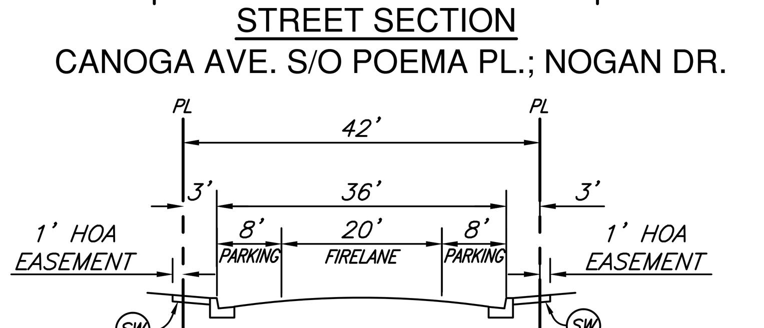

CANOGA AVE.
SECTION 2-2



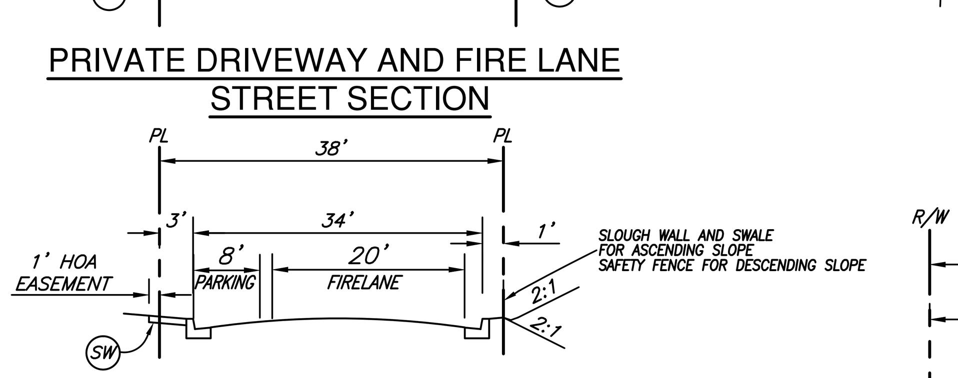

STREET SECTION
POEMA PL. BETWEEN CANOGA AVE. & W'LY END OF POEMA PL. BRIDGE; CANOGA AVE. N/O POEMA PL.; BULLFINCH RD. BETWEEN POEMA PL. & SULLIVAN WAY




STREET SECTION
CANOGA AVE. S/O POEMA PL.; NOGAN DR.

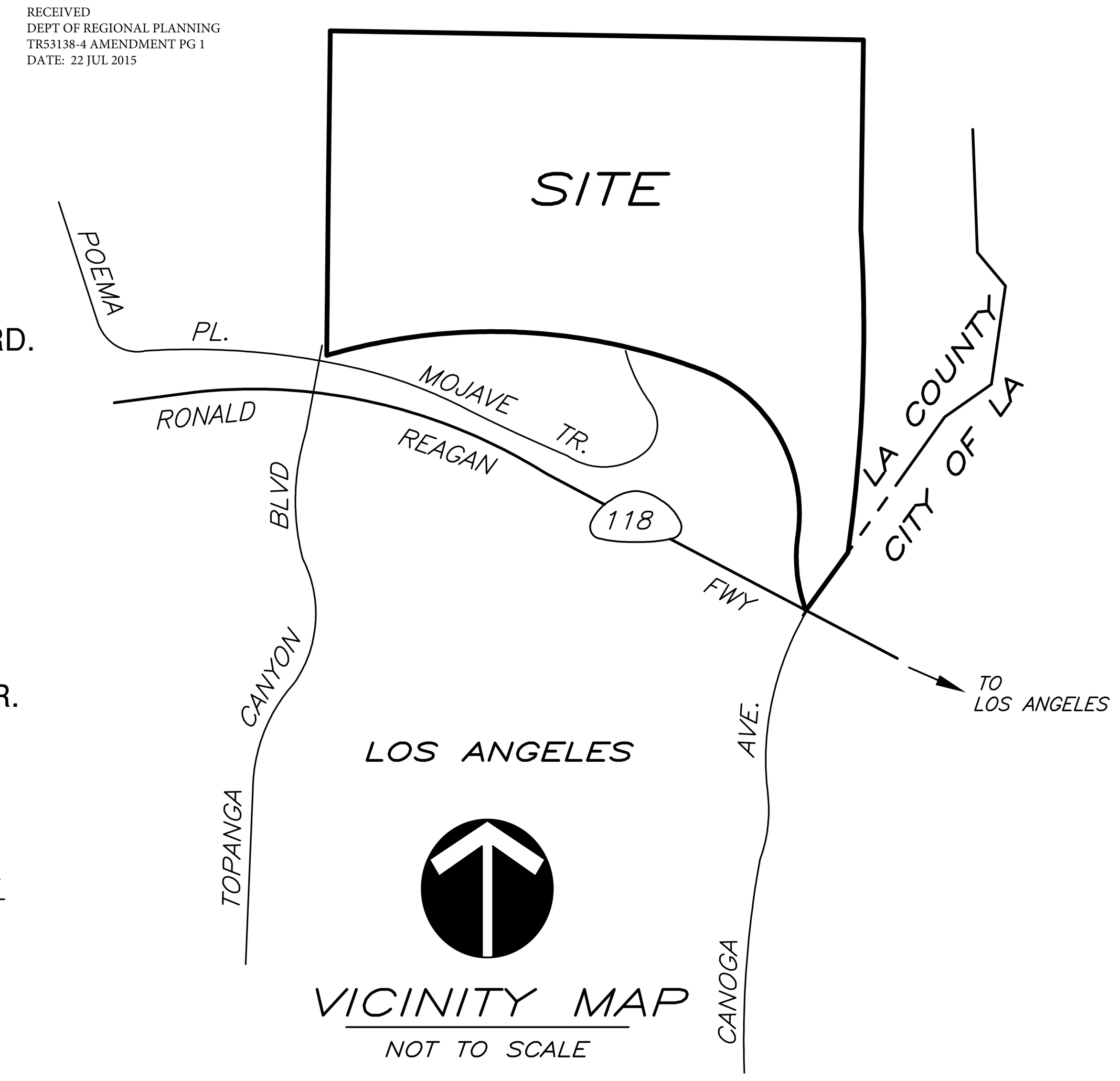


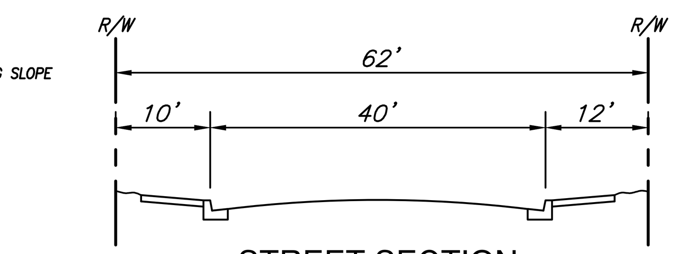

PRIVATE DRIVEWAY AND FIRE LANE
STREET SECTION




PRIVATE DRIVEWAY AND FIRE LANE
STREET SECTION
SWANSON WAY, NEUTRA WAY

(SW) 4' PRIVATE SIDEWALK ALONG LOT FRONTAGES TO BE MAINTAINED BY HOA




STREET SECTION
BULLFINCH RD. BETWEEN SCHINDLER WAY & SULLIVAN WAY

## EASEMENT NOTES:

**EASEMENTS ARE BASED UPON TITLE REPORT NO. NHSC-4770098, DATED 11-6-2014 AND PREPARED BY FIRST AMERICAN TITLE COMPANY CORONA, CA**

**(5.) NATURE OF INTEREST: AN EASEMENT FOR DITCHES AND CANALS
NAME OF PARTY: THE UNITED STATES OF AMERICA
BY DOCUMENT RECORDED: JUNE 6, 1917 AS BOOK 13, PAGE 302 OF PATENTS.

**(6.) NATURE OF INTEREST: AN EASEMENT FOR THE RIGHT TO STORE WATER, THE RIGHT TO BUILD A BY-PASS OR DITCH AND FOR PUBLIC HIGHWAY
NAME OF PARTY: N. A. GRAY AND MINNIE A. GRAY
BY DOCUMENT RECORDED: OCTOBER 30, 1919 AS INSTRUMENT NO. 106 IN BOOK 6967, PAGE 279 OF DEEDS.

**(7.) NATURE OF INTEREST: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES
NAME OF PARTY: TWIN LAKES PARK COMPANY
BY DOCUMENT RECORDED: JUNE 18, 1927 AS BOOK 7001, PAGE 258 OF OFFICIAL RECORDS.

**(8.) NATURE OF INTEREST: AN EASEMENT FOR HIGHWAYS, ROADS AND PUBLIC UTILITIES
NAME OF PARTY: TWIN LAKES PARK COMPANY
BY DOCUMENT RECORDED: DECEMBER 30, 1929 AS BOOK 9666, PAGE 58 OF OFFICIAL RECORDS.

(9.) NATURE OF INTEREST: AN EASEMENT FOR WATER TANKS AND PIPELINES
NAME OF PARTY: COUNTY OF LOS ANGELES
BY DOCUMENT RECORDED: AUGUST 31, 1934 AS BOOK 12982, PAGE 117 OF OFFICIAL RECORDS.

(10) NATURE OF INTEREST: AN EASEMENT FOR HIGHWAYS, ROADS AND PUBLIC UTILITIES
NAME OF PARTY: TWIN LAKES PARK COMPANY
BY DOCUMENT RECORDED: FEBRUARY 13, 1946 AS BOOK 22756, PAGE 378 OF OFFICIAL RECORDS.

(11) NATURE OF INTEREST: AN EASEMENT FOR POLELINES
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: MARCH 18, 1947 AS BOOK 24324, PAGE 347 OF OFFICIAL RECORDS.

*(12) NATURE OF INTEREST: AN EASEMENT FOR INGRESS AND EGRESS
NAME OF PARTY: MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, A LOCAL PUBLIC AGENCY
BY DOCUMENT RECORDED: MAY 23, 1950 AS BOOK 33203, PAGE 137 OF OFFICIAL RECORDS.

(13) NATURE OF INTEREST: AN EASEMENT FOR THE TRANSPORTATION OF WATER
NAME OF PARTY: TWIN LAKES PARK COMPANY
BY DOCUMENT RECORDED: SEPTEMBER 25, 1950 AS BOOK 34389, PAGE 21 OF OFFICIAL RECORDS.

**(14) NATURE OF INTEREST: AN EASEMENT FOR THE TRANSPORTATION OF WATER
NAME OF PARTY: TWIN LAKES PARK COMPANY
BY DOCUMENT RECORDED: SEPTEMBER 25, 1950 AS BOOK 34389, PAGE 22 OF OFFICIAL RECORDS.

(15) NATURE OF INTEREST: AN EASEMENT FOR PIPELINES
NAME OF PARTY: TWIN LAKES PARK COMPANY
BY DOCUMENT RECORDED: SEPTEMBER 25, 1950 AS BOOK 34389, PAGE 24 OF OFFICIAL RECORDS.

(16) NATURE OF INTEREST: AN EASEMENT FOR POLELINES
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: SEPTEMBER 8, 1952 AS BOOK 39790, PAGE 334 OF OFFICIAL RECORDS.

*(17) NATURE OF INTEREST: AN EASEMENT FOR POLELINES AND CONDUITS
NAME OF PARTY: CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER
BY DOCUMENT RECORDED: JUNE 14, 1956 AS BOOK 51454, PAGE 158 OF OFFICIAL RECORDS.

(18) NATURE OF INTEREST: AN EASEMENT FOR POLELINES AND CONDUITS
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: AUGUST 1, 1956 AS BOOK 51907, PAGE 152 OF OFFICIAL RECORDS.

(19) NATURE OF INTEREST: AN EASEMENT FOR POLELINES AND CONDUITS
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: MARCH 14, 1960 AS BOOK D780, PAGE 214 OF OFFICIAL RECORDS.

(20) NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
NAME OF PARTY: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
BY DOCUMENT RECORDED: FEBRUARY 20, 1967 AS INSTRUMENT NO. 2796 OF OFFICIAL RECORDS.

(21) NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
NAME OF PARTY: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
BY DOCUMENT RECORDED: FEBRUARY 20, 1967 AS INSTRUMENT NO. 2797 OF OFFICIAL RECORDS.

(22) NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
NAME OF PARTY: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
BY DOCUMENT RECORDED: JULY 7, 1967 AS INSTRUMENT NO. 3491 OF OFFICIAL RECORDS.

**(23) NATURE OF INTEREST: AN EASEMENT FOR PUBLIC UTILITIES
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: APRIL 5, 1968 AS INSTRUMENT NO. 3867 OF OFFICIAL RECORDS.

(24) NATURE OF INTEREST: AN EASEMENT FOR POLELINES AND CONDUITS
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: APRIL 11, 1968 AS INSTRUMENT NO. 3195 OF OFFICIAL RECORDS.

(25) NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
NAME OF PARTY: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
BY DOCUMENT RECORDED: AUGUST 2, 1968 AS INSTRUMENT NO. 2680 OF OFFICIAL RECORDS.

(26) NATURE OF INTEREST: AN EASEMENT FOR PIPELINES AND LANDSCAPING
NAME OF PARTY: LAS VIRGENES WATER COMPANY
BY DOCUMENT RECORDED: AUGUST 20, 1968 AS INSTRUMENT NO. 2305 OF OFFICIAL RECORDS.

(27) NATURE OF INTEREST: AN EASEMENT FOR POLELINES
NAME OF PARTY: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
BY DOCUMENT RECORDED: OCTOBER 24, 1968 AS INSTRUMENT NO. 3139 OF OFFICIAL RECORDS.

**(28) NATURE OF INTEREST: AN EASEMENT FOR INGRESS AND EGRESS
NAME OF PARTY: ROLLS ROYCE CONSTRUCTION COMPANY
BY DOCUMENT RECORDED: JANUARY 2, 1980 AS INSTRUMENT NO. 80-1075 OF OFFICIAL RECORDS.

(29) NATURE OF INTEREST: AN EASEMENT FOR ROAD
NAME OF PARTY: ROLLS ROYCE CONSTRUCTION COMPANY
BY DOCUMENT RECORDED: JANUARY 3, 1980 AS INSTRUMENT NO. 80-6388 OF OFFICIAL RECORDS.

(30) NATURE OF INTEREST: AN EASEMENT FOR UNDERGROUND WIRES AND CONDUCTORS
NAME OF PARTY: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
BY DOCUMENT RECORDED: MAY 1, 1981 AS INSTRUMENT NO. 81-436645 OF OFFICIAL RECORDS.

(31) NATURE OF INTEREST: AN EASEMENT FOR SURFACE ENTRY RIGHTS TO MINE, DIG AND BORE FOR WATER, OIL AND MINERALS
NAME OF PARTY: W. E. LAWRENCE
BY DOCUMENT RECORDED: AUGUST 1, 1989 AS INSTRUMENT NO. 89-1232366 OF OFFICIAL RECORDS.

(32) NATURE OF INTEREST: AN EASEMENT FOR POLELINES AND CONDUITS
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: NOVEMBER 2, 1993 AS INSTRUMENT NO. 93-2135209 OF OFFICIAL RECORDS.

(33) NATURE OF INTEREST: AN EASEMENT FOR POLELINES AND CONDUITS
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: NOVEMBER 2, 1993 AS INSTRUMENT NO. 93-2135211 OF OFFICIAL RECORDS.

(34) NATURE OF INTEREST: AN EASEMENT FOR DRIVEWAY, INGRESS, EGRESS AND UTILITIES
NAME OF PARTY: MARY LIMA, TRUSTEE, ET.AL.
BY DOCUMENT RECORDED: OCTOBER 30, 1997 AS INSTRUMENT NO. 97-1721511 AS AMENDED BY
DOCUMENT RECORDED MAY 26, 2004 AS INSTRUMENT NO. 04-1344880, BOTH OF OFFICIAL RECORDS.

**(35) NATURE OF INTEREST: AN EASEMENT FOR CONSERVATION PURPOSES
NAME OF PARTY: THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
BY DOCUMENT RECORDED: DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2043879 OF OFFICIAL RECORDS.

**(36) NATURE OF INTEREST: AN EASEMENT FOR ROAD, FUEL MODIFICATION AND UTILITIES
NAME OF PARTY: HARRY HORNER AND SABINE HORNER
BY DOCUMENT RECORDED: DECEMBER 31, 1997 AS INSTRUMENT NO. 97-2043880 OF OFFICIAL RECORDS.

(37) NATURE OF INTEREST: AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS
NAME OF PARTY: ALL THE RECORD OWNERS OF PARCELS SHOWN ON MAPS FILED IN BOOK 22, PAGE 3; BOOK 24, PAGE 15 AND 16; BOOK 25, PAGES 37, 38 AND 39; AND IN BOOK 28, PAGE 39, ALL OF RECORDS OF SURVEY
BY DOCUMENT RECORDED: JULY 6, 2000 AS INSTRUMENT NO. 00-1026656 OF OFFICIAL RECORDS.

**(38) NATURE OF INTEREST: AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES
NAME OF PARTY: WEST COAST FINANCIAL SERVICES, INC., A NEVADA CORPORATION AND YVONNE PECORA, AN INDIVIDUAL
BY DOCUMENT RECORDED: SEPTEMBER 10, 2004 AS INSTRUMENT NO. 20042329031 OF OFFICIAL RECORDS.

**(39) NATURE OF INTEREST: AN EASEMENT FOR ACCESS AND UTILITIES
NAME OF PARTY: LINDA CORBRIDGE
BY DOCUMENT RECORDED: MARCH 23, 2005 AS INSTRUMENT NO. 05-661338 OF OFFICIAL RECORDS.

**(40) NATURE OF INTEREST: AN EASEMENT FOR ELECTRICAL DISTRIBUTION AND COMMUNICATION FACILITIES
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: AUGUST 10, 2006 AS INSTRUMENT NO. 06-1780766 OF OFFICIAL RECORDS.

**(41) NATURE OF INTEREST: AN EASEMENT FOR ELECTRICAL DISTRIBUTION AND COMMUNICATION FACILITIES
NAME OF PARTY: SOUTHERN CALIFORNIA EDISON COMPANY
BY DOCUMENT RECORDED: JUNE 27, 2007 AS INSTRUMENT NO. 20071543837 OF OFFICIAL RECORDS.

**(42) NATURE OF INTEREST: AN EASEMENT FOR SANITARY SEWER
NAME OF PARTY: COUNTY OF LOS ANGELES
BY DOCUMENT RECORDED: DECEMBER 14, 2009 AS INSTRUMENT NO. 20091897245 OF OFFICIAL RECORDS.

**(43) NATURE OF INTEREST: AN EASEMENT FOR SANITARY SEWER
NAME OF PARTY: COUNTY OF LOS ANGELES
BY DOCUMENT RECORDED: DECEMBER 14, 2009 AS INSTRUMENT NO. 20091897248 OF OFFICIAL RECORDS.

**(44) NATURE OF INTEREST: AN EASEMENT FOR PUBLIC HIGHWAY
NAME OF PARTY: STATE OF CALIFORNIA
BY DOCUMENT RECORDED: MARCH 23, 2011 AS INSTRUMENT NO. 20110433225 OF OFFICIAL RECORDS.

(*) DENOTES EASEMENT IS BLANKET IN NATURE
(**) DENOTES EASEMENT IS NOT PLOTTABLE

### NOT A PART ( N A P ) POTENTIAL DEVELOPMENT DATA TABLE

| N.A.P. # | LOT | RECORD OF SURVEY | OWNER | AREA (S.F.) | POTENTIAL FUTURE LOTS |
|---|---|---|---|---|---|
| 1 | 1725 | 24-15 | CHATSWORTH HABITAT LAND, LLC | 2700 | 1 |
| ~~2~~ | ~~1299~~ | ~~22-3~~ | ~~CHATSWORTH HABITAT LAND, LLC~~ | ~~2250~~ | ~~1~~ |
| ~~3~~ | ~~476~~ | ~~22-3~~ | ~~CHATSWORTH HABITAT LAND, LLC~~ | ~~2000~~ | ~~1~~ |
| 4 | 996 | 22-3 | CHATSWORTH HABITAT LAND, LLC | 2100 | 1 |
| 5 | 399 | 25-37 , 38 | SANDOVAL | 3775 | 1 |
| 6 | 303 , 304 , 333 , 334 338 , 339 , 340 , 341 342 , 343 & 398 | 25-37 , 38 | WATTERS | 30218 | 3 |
| 7 | 306 , 308 , 320 , 321 322 & 323 | 25-37 , 38 | CHATSWORTH HABITAT LAND, LLC | 16081 | 2 |
| 8 | 1221 | 22-3 | SANDIFUR | 2212 | 1 |
| 9 | 813 | 22-3 | DELPASAND | 2800 | 1 |
| 10 | 2051 | 22-3 | CHATSWORTH HABITAT LAND, LLC | 4250 | 1 |
| 11 | 2098 | 22-3 | SANTA MONICA MOUNTAINS/CONSERVANCY | 3300 | 1 |
| TOTAL | 21 | | | | 12 |

LOT LINE ADJUSTMENT WITH ADJACENT OPEN SPACE LOT ALLOWED FOR FUTURE POTENTIAL LOTS

### GENERAL NOTES

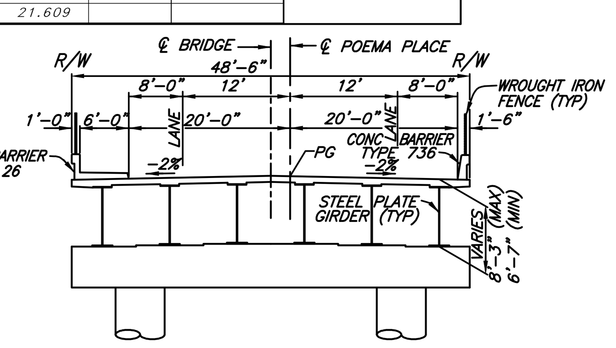
1. SEWER DISPOSAL TO BE BY SANITARY SEWER.
2. WATER PURVEYOR IS LAS VIRGENES MUNICIPAL WATER DISTRICT.
3. REQUEST PERMISSION TO HAVE 2 GATES ON THE PRIVATE DRIVEWAYS AND FIRELANES AS SHOWN ON SHEET 2 AND PER DETAIL HEREON, TO THE SATISFACTION OF D.P.W.
4. ALL SLOPES ARE PLOTTED AT 2:1 RATIO, EXCEPT AS SHOWN.
5. REQUEST PERMISSION TO CREATE MORE OPEN SPACE LOTS ON THE FINAL MAP, TO THE SATISFACTION OF D.R.P.
6. REQUEST PERMISSION TO FILE MAP IN PHASES AND TO ADJUST LOT LINES ON THE FINAL MAP, TO THE SATISFACTION OF D.R.P.
7. A HOMEOWNERS ASSOCIATION OR LANDSCAPE MAINTENANCE DISTRICT WILL BE FORMED TO MAINTAIN THE OPEN SPACE/SLOPE LOTS AND THE PRIVATE DRIVEWAYS AND FIRELANES.
8. NO PUBLIC STREETS EXCEED 10% GRADE.
9. REQUEST PERMISSION TO USE ALTERNATE STREET SECTIONS AND TO REDUCE PKWY WIDTH FOR SINGLE LOADED STREETS, TO THE SATISFACTION OF D.P.W.
10. REQUEST PERMISSION TO MODIFY LOT DIMENSIONS AT STREET FRONTAGE FOR LOTS 1-3, 6, 7, 13-15, 49, 51, 52, 67-68, AND 98-100. AS SHOWN ON LOT AREA TABLE HEREON TO THE SATISFACTION OF D.R.P. (EXCEPT FOR FLAG LOTS 50, 53 AND 54)
11. REQUEST PERMISSION TO WAIVE STREET FRONTAGE REQUIREMENTS AND USE PRIVATE DRIVEWAYS AND FIRE LANES.
12. 8' AND 12' WIDE TRAIL EASEMENTS TO BE DEDICATED TO THE COUNTY OF LOS ANGELES.
13. REQUEST PERMISSION TO RECORD TRACT NO. 53138-01 AS A LARGE LOT SUBDIVISION (20+ ACRES).
14. GRADE ELEVATIONS SHOWN ON THE VTTM AND THE EXHIBIT MAP ARE APPROXIMATE. THE ELEVATIONS DEPICTED ON THE TENTATIVE MAP AND EXHIBIT MAP WHICH WILL NOT SUBSTANTIALLY ALTER THE APPROVED GRADING PLAN OR RESULT IN PAD ELEVATION CHANGES OF MORE THAN 10 FEET ARE PERMITTED TO THE SATISFACTION OF THE DPW AND DRP.
15. LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
16. ALL WALLS AND FENCES HAVE BEEN PREVIOUSLY APPROVED WITH AMENDEMENT #2.

### PROJECT DATA

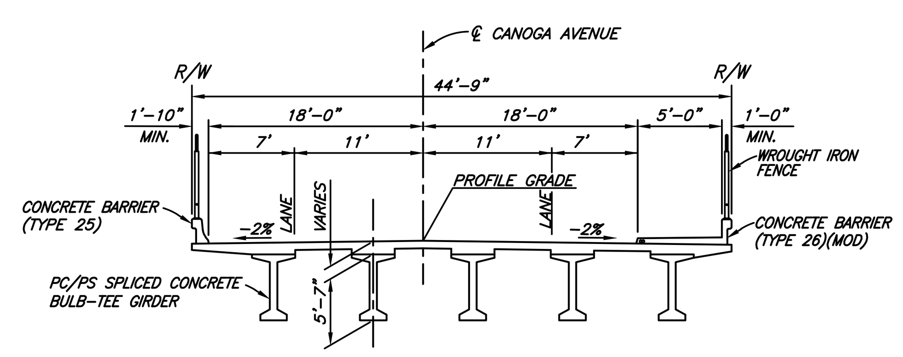
1. EXISTING AND PROPOSED GENERAL PLAN
   (1) NON-URBAN HILLSIDE DEVELOPMENT (NU)
   (2) RURAL COMMUNITY (RC)
2. EXISTING AND PROPOSED ZONING
   (1) A-1-1 63.5ac.
   (2) R-1-6000 168.55ac.
3. NUMBER OF LOTS
   a. RESIDENTIAL LOTS (1-314)
   b. OPEN SPACE/SLOPE LOTS (315, 317-345)
   c. FUTURE L.A. COUNTY SHERIFF FACILITY (316)
   d. PRIVATE DWY & FIRELANE LOTS (346-354)
   TOTAL 354 LOTS
4. REMAINDER PARCEL PER SECTION 66424.6 (4)
5. GROSS AREA INCLUDING APN 2818-24-900 & APN 2818-22-902
   232.19 ACRES

**GRADING QUANTITY**
CUT - 1,874,600 CY
FILL - 1,874,600 CY
OVER EX - 150,000 CY
BALANCED ON SITE

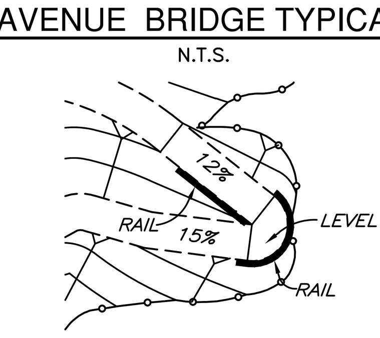
NOTE: OVER-EX WILL BE REMOVED AND RECOMPACTED ON-SITE



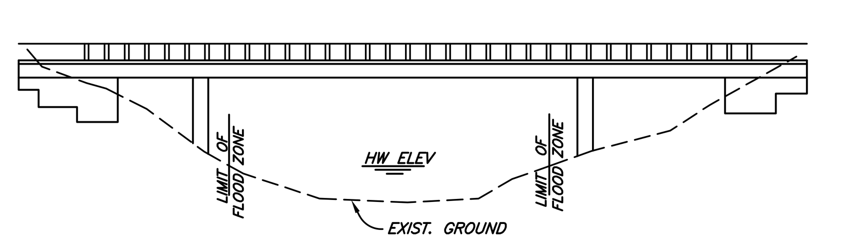

POEMA PLACE BRIDGE TYPICAL SECTION
N.T.S.



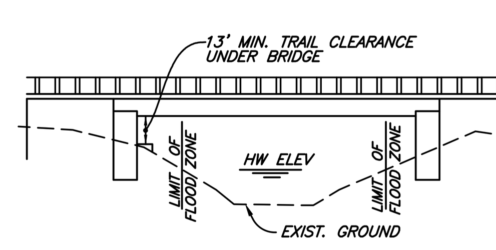

CANOGA AVENUE BRIDGE TYPICAL SECTION
N.T.S.




SWITCH BACK DETAIL
N.T.S.

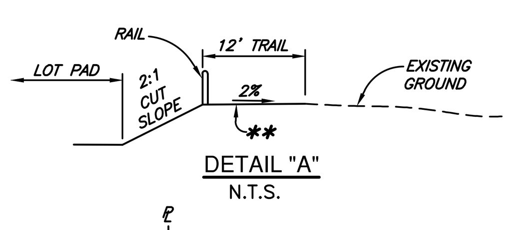



POEMA PLACE BRIDGE
N.T.S.

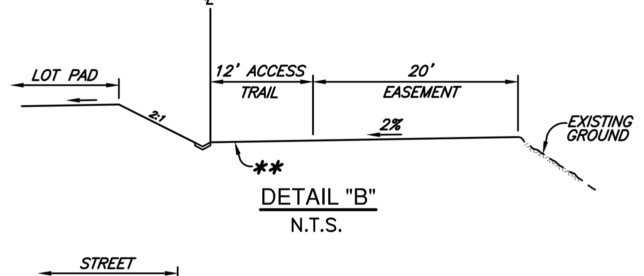



CANOGA AVENUE BRIDGE
N.T.S.

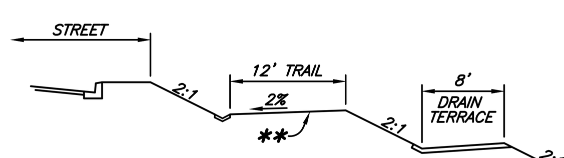
TRAIL NOTE:
TRAILS SHOWN HEREON AND WITHIN GRADING LIMITS WILL BE DESIGNED TO LACDPW REQUIREMENTS AND WILL BE PLAN CHECKED BY LACDPW.
TRAILS OUTSIDE OF GRADING LIMITS WILL BE DESIGNED PER PARK AND RECREATIONAL DEPARTMENT AND NOT CHECKED BY LACDPW



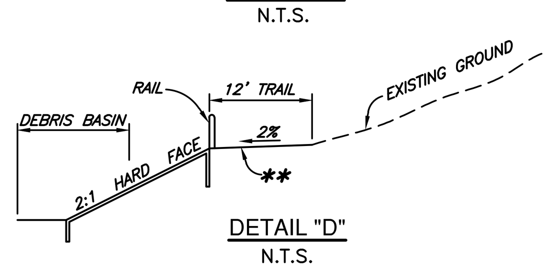

DETAIL "A"
N.T.S.



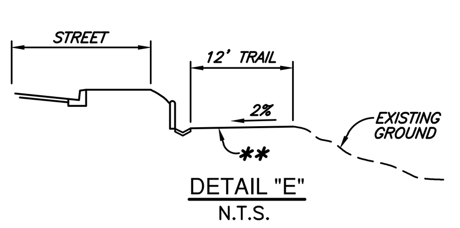

DETAIL "B"
N.T.S.



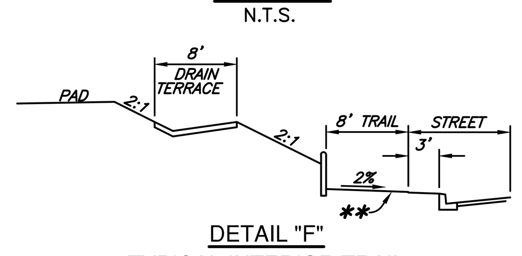

DETAIL "C"
N.T.S.




DETAIL "D"
N.T.S.



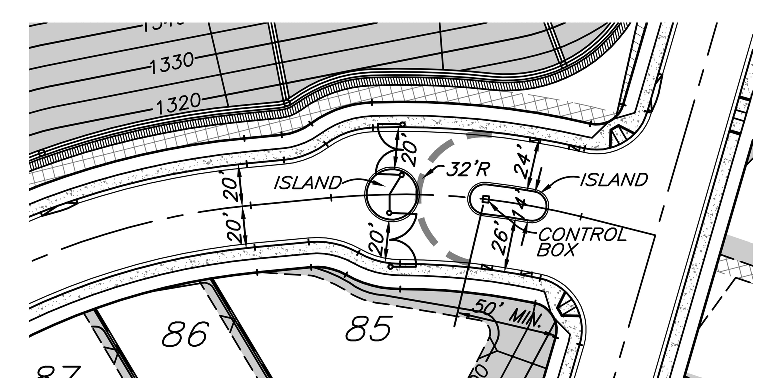

DETAIL "E"
N.T.S.



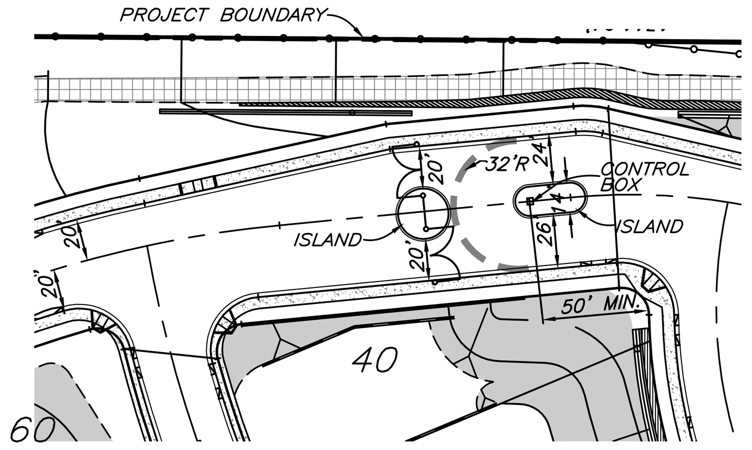

DETAIL "F"
TYPICAL INTERIOR TRAIL
N.T.S.

** DIRT OR DECOMPOSED GRANITE AND SOIL CEMENT MIX STABILIZATION

## HORSE TRAIL / ACCESS DETAILS
DESIGN CRITERIA 300' @ 15% MAX FOLLOWED BY 100' @ 10% MAX




BULLFINCH GATE
SCALE: 1"=60'




CANOGA GATE
SCALE: 1"=60'

BENCH MARK: USGS C1452
24.9m (81.7ft) NORTH OF THE CENTER OF THE WESTBOUND LANES OF FREEWAY 118, 17.5m (57.4ft) NORTH OF THE NORTHWEST CORNER OF THE WESTBOUND FREEWAY OVERPASS OF THE HIGHWAY 7.3m (24.0ft) SOUTH OF THE CENTERLINE OF THE WESTBOUND FREEWAY ON-RAMP, 0.8M (2.6ft) ABOVE THE LEVEL OF THE RAMP AND 0.3m (1.0ft) WEST OF A WITNESS POST.
ELEV. 1247.92 1995 ADJ

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, S.B.M. IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

### LEGEND

SDL- LINE OF SIGHT
(A)-Street easements per R.S. 24-17 & R.S. 24-14
(P)-PRIVATE DRWY & FIRELANE
(*) PORTION OF EXIST PVT. ROAD OR DRWY TO BE RELOCATED AND JOIN EXIST.
(E)-PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.
(12'T)-PROPOSED TRAIL EASEMENT TO COUNTY OF L.A.
(FC)-PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.
(FD)-PROPOSED 20' EASEMENT TO L.A.CO. FIRE DEPT. FOR INGRESS & EGRESS PURPOSES
(8'T)-PROPOSED 8' TRAIL EASEMENT TO THE COUNTY OF L.A.
RW -RETAINING WALL
RUA -RESTRICTED USE AREA
NAP -NOT A PART OF THIS SUBDIVISION
(R)-REMAINDER PARCEL PER SECTION 66424.6

CUP MODIFICATION 201100160
OAK TREE PERMIT 201200001
CASE No. 99-239


UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649


MAJOR LAND DIVISION
AMENDED VESTING TENTATIVE TRACT NO. 53138
4TH AMENDMENT
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
SIEW HUAT NG
NO.46026
EXP.12-31-16
CIVIL
STATE OF CALIFORNIA

OWNER/SUBDIVIDER:
FORESTAR CHATSWORTH, LLC
4590 MACARTHUR BLVD.
SUITE 600
NEWPORT BEACH, CA 92660
PH: (949) 748-6714

DATE: 7/22/2015

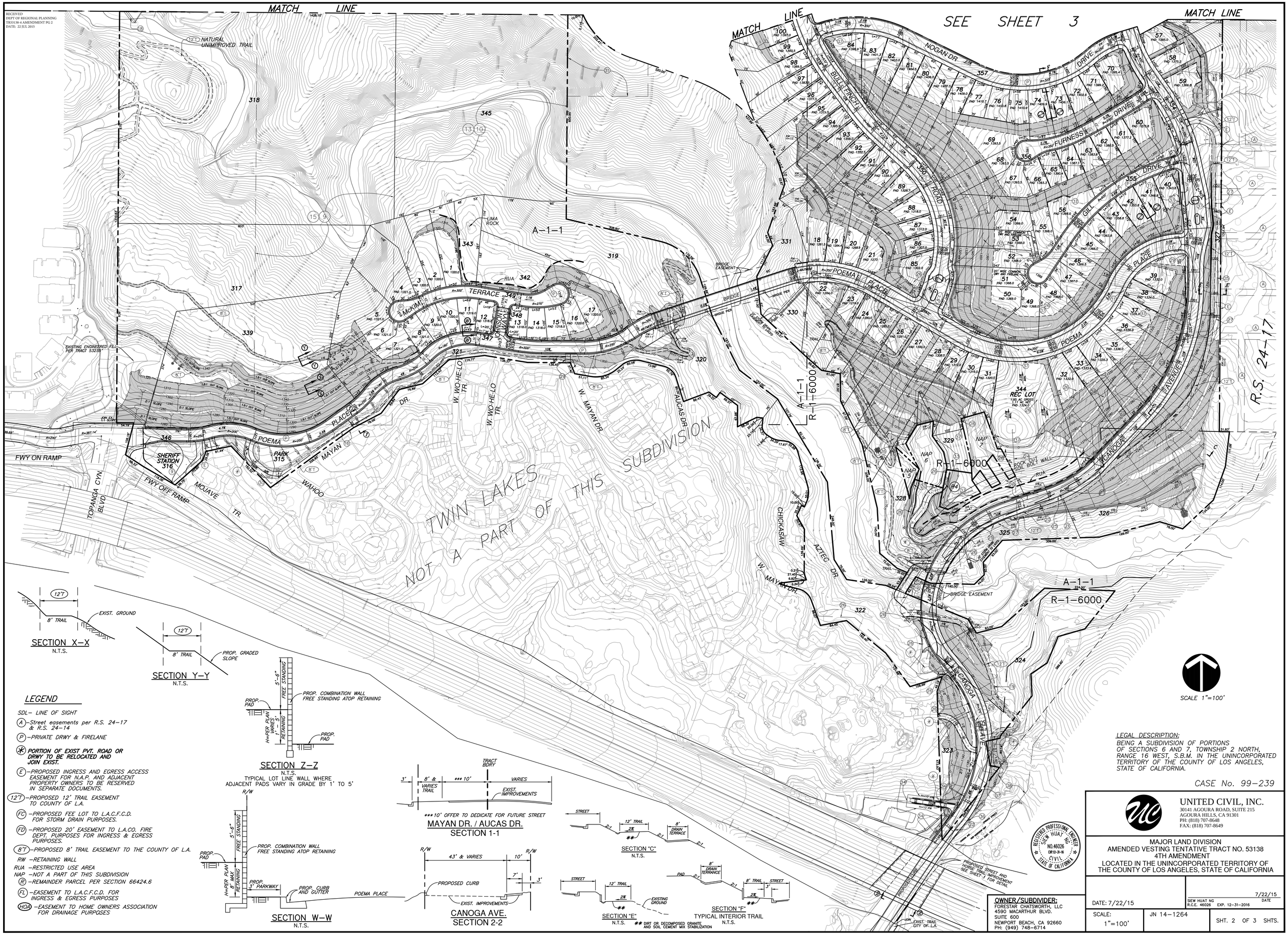
SIEW HUAT NG 7/22/2015
R.C.E. 46026 EXP. 12-31-2016 DATE

SCALE: NTS

JN 14-1264

SHT. 1 OF 3 SHTS.

RECEIVED
DEPT OF REGIONAL PLANNING
TR53138-4 AMENDMENT PG 2
DATE: 22 JUL 2015







SECTION X–X
N.T.S.




SECTION Y–Y
N.T.S.




SECTION Z–Z
N.T.S.
TYPICAL LOT LINE WALL WHERE ADJACENT PADS VARY IN GRADE BY 1' TO 5'




SECTION W–W
N.T.S.




*** 10' OFFER TO DEDICATE FOR FUTURE STREET

MAYAN DR. / AUCAS DR.
SECTION 1-1




CANOGA AVE.
SECTION 2-2




SECTION "C"
N.T.S.




SECTION "E"
N.T.S.




SECTION "F"
TYPICAL INTERIOR TRAIL
N.T.S.

** DIRT OR DECOMPOSED GRANITE AND SOIL CEMENT MIX STABILIZATION

## LEGEND

SDL– LINE OF SIGHT

(A)–Street easements per R.S. 24–17 & R.S. 24–14

(P)–PRIVATE DRWY & FIRELANE

(✳) **PORTION OF EXIST PVT. ROAD OR DRWY TO BE RELOCATED AND JOIN EXIST.**

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(FD)–PROPOSED 20' EASEMENT TO L.A.CO. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.

(8'T)–PROPOSED 8' TRAIL EASEMENT TO THE COUNTY OF L.A.

RW –RETAINING WALL

RUA –RESTRICTED USE AREA

NAP –NOT A PART OF THIS SUBDIVISION

(R)–REMAINDER PARCEL PER SECTION 66424.6

(FL)–EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES

(HOA)–EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, S.B.M. IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

CASE No. 99–239

REGISTERED PROFESSIONAL ENGINEER SIEW HUAT NG NO. 46026 EXP. 12-31-16 CIVIL STATE OF CALIFORNIA

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
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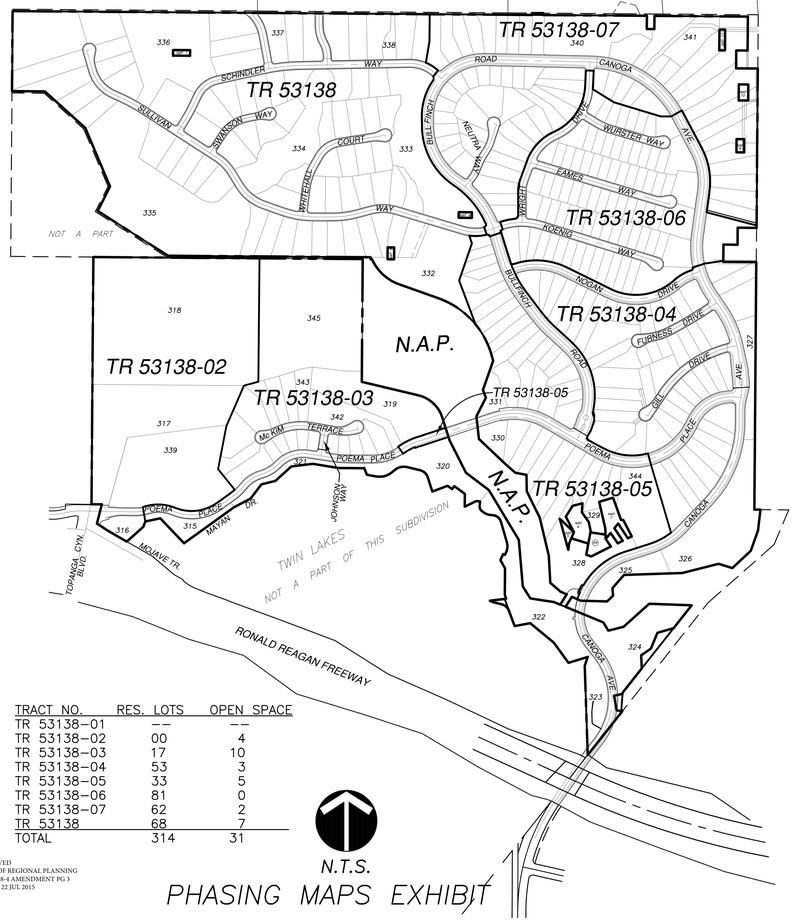
MAJOR LAND DIVISION
AMENDED VESTING TENTATIVE TRACT NO. 53138
4TH AMENDMENT
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

OWNER/SUBDIVIDER:
FORESTAR CHATSWORTH, LLC
4590 MACARTHUR BLVD.
SUITE 600
NEWPORT BEACH, CA 92660
PH: (949) 748-6714

| | | |
|---|---|---|
| DATE: 7/22/15 | | SIEW HUAT NG R.C.E. 46026 EXP. 12–31–2016 — 7/22/15 DATE |
| SCALE: 1"=100' | JN 14–1264 | SHT. 2 OF 3 SHTS. |

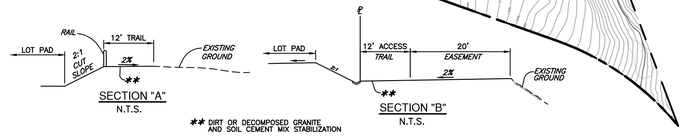



| TRACT NO. | RES. LOTS | OPEN SPACE |
|---|---|---|
| TR 53138-01 | -- | -- |
| TR 53138-02 | 00 | 4 |
| TR 53138-03 | 17 | 10 |
| TR 53138-04 | 53 | 3 |
| TR 53138-05 | 33 | 5 |
| TR 53138-06 | 81 | 0 |
| TR 53138-07 | 62 | 2 |
| TR 53138 | 68 | 7 |
| TOTAL | 314 | 31 |

RECEIVED
DEPT OF REGIONAL PLANNING
TR53138-4 AMENDMENT PG 3
DATE: 22 JUL 2015

N.T.S.

PHASING MAPS EXHIBIT




SECTION "A"
N.T.S.

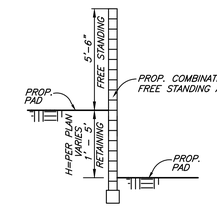
SECTION "B"
N.T.S.

SECTION "D"
N.T.S.

** DIRT OR DECOMPOSED GRANITE AND SOIL CEMENT MIX STABILIZATION

SEE SHEET 2

SCALE 1"=100'




SECTION Z-Z
N.T.S.
TYPICAL LOT LINE WALL WHERE ADJACENT PADS VARY IN GRADE BY 1' TO 5'

## LEGEND

SDL- LINE OF SIGHT

(A) -Street easements per R.S. 24-17 & R.S. 24-14

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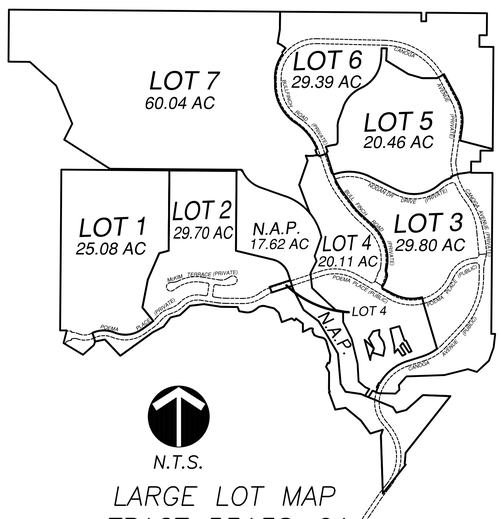
CASE No. 99-239



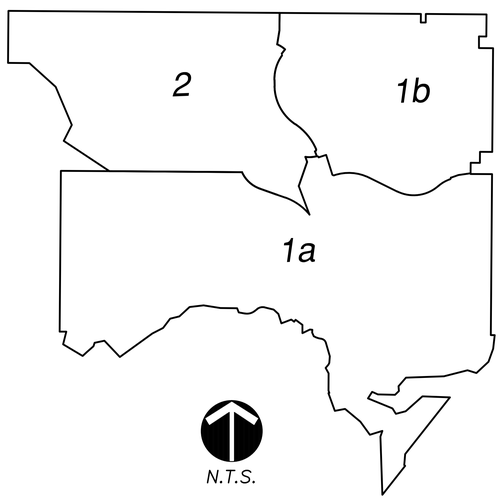

N.T.S.

LARGE LOT MAP
TRACT 53138-01

-PUBLIC STREETS AND ACCESS EASEMENTS TO BE DEDICATED WITH THIS MAP.

-LARGE LOT MAP IS FOR FINANCIAL PURPOSES

-N.A.P. (APN 2818-24-900 AND 2818-22-902) PREVIOUSLY DEDICATED TO MOUNTAIN RESTORATION CONSERVATORY AGENCY.




N.T.S.

GRADING PHASING EXHIBIT

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REGISTERED PROFESSIONAL ENGINEER SIEW HUAT NG NO. 46026 EXP. 12-31-16 CIVIL STATE OF CALIFORNIA


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UNITED CIVIL, INC.
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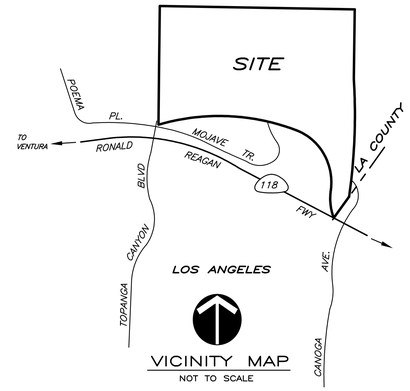
MAJOR LAND DIVISION
AMENDED VESTING TENTATIVE TRACT NO. 53138
4TH AMENDMENT
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 7/22/2015

SIEW HUAT NG R.C.E. 46026 EXP. 12-31-2016 DATE 7/22/2015

| SCALE: 1"=100' | JN 14-1264 | SHT. 3 OF 3 SHTS. |
|---|---|---|

RECEIVED
DEPT OF REGIONAL PLANNING
TR53138-4 EXHIBIT PG 1
DATE: 22 JUL 2015




## LEGEND

- SHERIFF STATION LOT 316
- REC LOT 344

SCALE: 1" = 150'

0 75 150 300 450

# EXHIBIT MAP
# LOTS 316 & 344

CASE No. 99-239

UNITED CIVIL, INC.
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MAJOR LAND DIVISION
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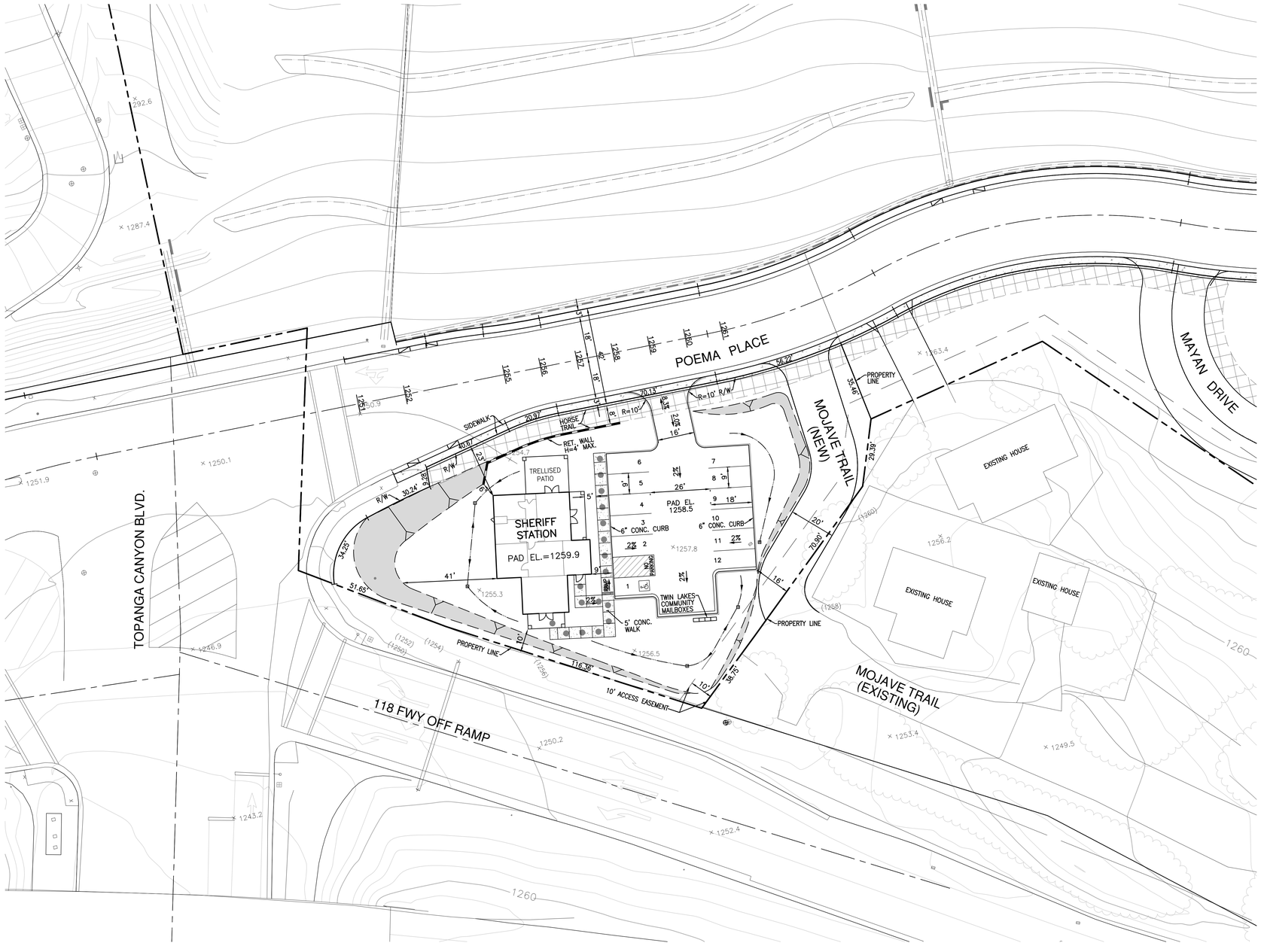
DATE: 7/22/2015

SIEW HUAT NG 7/22/2015
R.C.E. 46026 EXP. 12-31-2016 DATE

SCALE: 1"=150'

SHT. 1 OF 3 SHTS.

RECEIVED
DEPT OF REGIONAL PLANNING
TR53138-4 EXHIBIT PG 2
DATE: 22 JUL 2015




# EXHIBIT MAP
## SHERIFF STATION LOT 316

*CASE No. 99-239*

SCALE: 1" = 20'

0 10 20 40 60

## LEGEND

- 8' TRAIL
- HANDICAP VAN PARKING STALL
- CONCRETE PAVEMENT FIRE DEPARTMENT ACCESS
- HANDICAP PATH OF TRAVEL

**LOT 316 SHERIFF STATION:**
0.44 ACRES (GROSS)

PARKING COUNT – 12 TOTAL SPACES
MAXIMUM BUILDING SIZE = 12 SPACES x 400 S.F. / SPACE
= 4800 S.F.

OCCUPANCY LOAD – 16

REGISTERED PROFESSIONAL ENGINEER SIEW HUAT NG NO. 46026 DP.12-31-16 CIVIL STATE OF CALIFORNIA

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MAJOR LAND DIVISION
AMENDED VESTING TENTATIVE TRACT NO. 53138
4TH AMENDMENT
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 7/22/2015

SIEW HUAT NG 7/22/2015
R.C.E. 46026 EXP. 12-31-2016 DATE

SCALE: 1"=20'

SHT. 2 OF 3 SHTS.

RECEIVED
DEPT OF REGIONAL PLANNING
TRS3138-4 EXHIBIT PG.3
DATE: 22 JUL 2015

# EXHIBIT MAP
# REC LOT 344

CASE No. 99-239

## LEGEND

- CONCRETE PAVEMENT FIRE DEPARTMENT ACCESS
- DECORATIVE PAVEMENT
- HANDICAP PATH OF TRAVEL

SCALE: 1" = 20'

0 10 20 40 60

## OCCUPANCY LOAD PER ROOM:

| ROOM | OCCUPANCY LOAD |
|---|---|
| FITNESS CENTER | 14.7 |
| LOUNGE | 44.3 |
| STORAGE ROOM | 0.3 |
| CONFERENCE ROOM | 21.4 |
| GREAT ROOM & KITCHEN | 43.1 |
| GAME ROOM | 35.7 |
| LOWER LOBBY | 19.3 |
| MECHANICAL EQUIPMENT ROOM | 0.3 |
| TOTAL: | 179.1 (180 PROVIDED) |

TOTAL PARKING PROVIDED: 20 SPACES

## LOT 344 REC AREA:

1.95 ACRES (GROSS)
1.11 ACRES (NET)

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REGISTERED PROFESSIONAL ENGINEER
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EXP.12-31-16
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MAJOR LAND DIVISION
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DATE: 7/22/2015

SIEW HUAT NG 7/22/2015
R.C.E. 46026 EXP. 12-31-2016 DATE

SCALE: 1"=20'

JN 99610-03

SHT. 3 OF 3 SHTS.