



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

PROJECT NUMBER **HEARING DATE**
99-239-(5) TBD

REQUESTED ENTITLEMENTS

Amendment to Vesting Tentative Tract Map No. 53138-4
Amendment to Exhibit %A+
Conditional Use Permit No. 201400166

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Forestar Chatsworth, LLC (Steve Cameron)

**MAP/EXHIBIT
DATE:**

5/6/15

**SCM REPORT
DATE:**

6/4/15

SCM DATE:

6/11/15

PROJECT OVERVIEW

Amendment Map: Reconfiguration of lots, the elimination of one single-family residential lot from a total of 314 lots to a total of 313 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 %A+ Modification to : Other:
Recorded Map

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

Countywide General Plan

ZONED DISTRICT

Chatsworth

SUP DISTRICT

5th

LAND USE DESIGNATION

R (Non-Urban), RC (Rural Communities)

ZONE

A-1-1, R-1-6000

CSD

NA

**PROPOSED UNITS
(DU)**

313 units

**MAX DENSITY/UNITS
(DU)**

314 units

GRADING

**(CUT/FILL, IMPORT/EXPORT,
ONSITE/OFFSITE)**

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

<u>Department</u>	<u>Status</u>	<u>Contact</u>
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 for compliance of the Mitigation Monitoring Program is pending.
3. 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:

4. 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. Are you planning to export 150,000 cy of excavated dirt? Provide the location and a haul route for the export. Is the 150,000 cy of excavated dirt included/discussed in the environmental documents?
5. Proposed lot no. 271 has street frontage of 39 feet. Lot no. 271 is not listed on the CUP condition no. 10 and the lot with less than required street frontage. Lots previously not approved for a lot width modification will require a modification request. A burden of proof is required for the additional lot width modification request. Due to the realignment of the lot lines, many of the lots previously approved for the less than the required lot width no longer exist. Staff recommends redesign to meet with the minimum lot width requirements.
6. Street frontage waiver request is required for the lots not meeting the street frontage requirement. Provide a list of lots requiring a street frontage waiver.
7. Provide clear lot lines. Some lot lines are undecipherable (e.g., lots #317, #320, #345).
8. Lot #327 seems to be located on a hillside. Clarify the proposed location.
9. Lots #65 and #68 have incorrect lot widths on the lot table.
10. Provide a table that shows the lots and open space to be recorded per each phase, and the number of oak mitigation trees to be planted for each phase.
11. Provide a table that correlates map phases to the construction phases.
12. The phasing map exhibit for the open space totals 32 and not 33 lots.
13. Some of the private driveways are shown as numbered lots and some private driveways are not depicted as numbered lots. Clarify the discrepancy.
14. There are two private driveways (with different street names) numbered both as #352. Clarify the discrepancy.
15. Unable to locate private driveway lot no. 351.

Exhibit Map/Exhibit A:

16. Clearly show the building pads for each lot.
17. Ensure to provide the grading (cut and fill) information on the exhibits.
18. Some of the proposed retaining walls and fences exceed the maximum height. A yard modification will be required. Submittal of a yard modification does not guarantee approval of the request. Staff recommends redesign to meet the maximum wall/fence height requirements.
19. Provide elevations and cross sections of the fences/walls. Ensure to provide the height information.
20. Ensure to provide clear lot lines (e.g., too many similar line weights, indistinguishable lines, etc.).

Conditional Use Permit Modification:

21. Add lot no. 271 to the CUP condition no. 10.
22. Provide a copy of the original CUP conditions. Provide the proposed condition changes.

Administrative/Other:

23. Provide an Open Space Exhibit and ensure to include the open space phasing table.
 - a. Ensure to provide the total open space calculations and percentage information for each phase.
 - b. Recreation lot, Sheriff facility lot, debris basin, sewer pump station, park lot, helispot, and horse rest area shall be excluded from the open space calculations.
24. 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.
25. Two sets of architectural plans (floor plans and elevations) are required for any proposed structures/buildings.
 - a. Ensure to provide the floor areas for the proposed buildings/structures on the recreation lot and sheriff facility lot.
 - b. Ensure to provide the required parking spaces including accessible parking spaces for the proposed buildings/structures.
 - c. Ensure the parking spaces meet the minimum space requirements and vehicular backup space.
26. The project is subject to the Dark Skies Ordinance.

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.)

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AMENDED MAP DATED 05-06-2015
AMENDED EXHIBIT "A" MAP DATED 05-06-2015

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. An approved geotechnical report. Please see attached Geologic and Soils Engineering review sheet for comments and requirements. A geotechnical report dated 3/2/15 (rev. 5/6/15) is currently being reviewed for the proposed subdivision.
2. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - Please see attached Road review sheet for requirements.

HW *JMS*
Prepared by Juan Sarda Phone (626) 458-4919 Date 06-03-2015
tr53138La-4-Amendment Map-Rev1(map dated 05-06-2015).doc
<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	<u>53138</u>	Tentative Map Dated	<u>5/6/15 (Rev. Map/Exhibit)</u>	Parent Tract	_____
Grading By Subdivider? [Y] (Y or N)	<u>22,000,000_yd³</u>	Location	<u>Chatsworth</u>	APN	_____
Geologist	<u>Geolabs - Westlake Village</u>	Subdivider	<u>Forestar Chatsworth, LLC</u>		
Soils Engineer	<u>Geolabs - Westlake Village</u>	Engineer/Arch.	<u>United Civil, Inc.</u>		

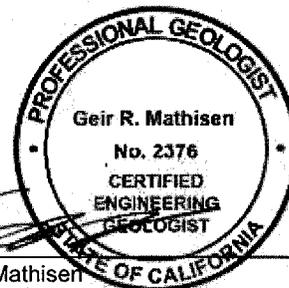
Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: 9/6/11, 7/7/11, 7/26/07, 7/25/07
 References: 6/24/09, 12/10/08, 4/10/08 (Geolabs - soil nail walls); 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:

A geotechnical report by GeoSoils Consultants Inc. dated 3/2/15 (rev. 5/6/15) is currently being reviewed for the proposed subdivision.

Prepared by



Date 5/28/15

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

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TENTATIVE MAP DATED 05-06-2015
EXHIBIT MAP DATED 05-06-2015

It is recommended that this amended map revision 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) A revised amended tentative map and amended exhibit map is required. See additional road comments as shown in the attached files (2015-5-21 TTR 53138-ra4 Check JN.pdf) which can be found at the following ftp link:
<ftp://dpwftp.co.la.ca.us/pub/LDD/TTR%2053138/>

Prepared by Joseph Nguyen *Jn*
tr53138-4ra(05-06-15)

Phone (626) 458-4921

Date 05-28-2015

LOT AREAS									
APN	AREA								
001	1.00	002	1.00	003	1.00	004	1.00	005	1.00
006	1.00	007	1.00	008	1.00	009	1.00	010	1.00
011	1.00	012	1.00	013	1.00	014	1.00	015	1.00
016	1.00	017	1.00	018	1.00	019	1.00	020	1.00
021	1.00	022	1.00	023	1.00	024	1.00	025	1.00
026	1.00	027	1.00	028	1.00	029	1.00	030	1.00
031	1.00	032	1.00	033	1.00	034	1.00	035	1.00
036	1.00	037	1.00	038	1.00	039	1.00	040	1.00
041	1.00	042	1.00	043	1.00	044	1.00	045	1.00
046	1.00	047	1.00	048	1.00	049	1.00	050	1.00
051	1.00	052	1.00	053	1.00	054	1.00	055	1.00
056	1.00	057	1.00	058	1.00	059	1.00	060	1.00
061	1.00	062	1.00	063	1.00	064	1.00	065	1.00
066	1.00	067	1.00	068	1.00	069	1.00	070	1.00
071	1.00	072	1.00	073	1.00	074	1.00	075	1.00
076	1.00	077	1.00	078	1.00	079	1.00	080	1.00
081	1.00	082	1.00	083	1.00	084	1.00	085	1.00
086	1.00	087	1.00	088	1.00	089	1.00	090	1.00
091	1.00	092	1.00	093	1.00	094	1.00	095	1.00
096	1.00	097	1.00	098	1.00	099	1.00	100	1.00

NOTE: LOT WIDTH AT STREET R/W (FEET) ● LOT WIDTH AT BUILDING SETBACK (FEET)
 EASEMENT NOTES:
 1. EASEMENTS ARE SHOWN UPON TITLE REPORT NO. 1980-177084 AND PREPARED BY FIRST AMERICAN TITLE COMPANY, LOS ANGELES, CALIFORNIA.

- 1. NAME OF INTEREST: AN EASEMENT FOR ROAD, FUEL, RECREATION AND UTILITIES. NAME OF PARTY: HARRY ANDERSON AND GUYNE SULLIVAN. BY DOCUMENT RECORDED: DECEMBER 11, 1977 AS INSTRUMENT NO. 81-20488 OF OFFICIAL RECORDS.
- 2. NAME OF INTEREST: AN EASEMENT FOR LANDSLIDE AND RETENTION AND CONTROL OF WATER. NAME OF PARTY: THE STATE OF CALIFORNIA. BY DOCUMENT RECORDED: DECEMBER 11, 1977 AS INSTRUMENT NO. 81-20488 OF OFFICIAL RECORDS.
- 3. NAME OF INTEREST: AN EASEMENT FOR THE RIGHT TO STORE WATER, THE RIGHT TO BUILT A BRANCH OR OTHER WORKS, INCLUDING A DAM, AND THE RIGHT TO TAKE WATER FROM A CREEK OR RIVER OR STREAM. NAME OF PARTY: THE STATE OF CALIFORNIA. BY DOCUMENT RECORDED: DECEMBER 11, 1977 AS INSTRUMENT NO. 100-10000 OF OFFICIAL RECORDS.
- 4. NAME OF INTEREST: AN EASEMENT FOR RIGHTS, EGRESS AND UTILITIES. NAME OF PARTY: THE STATE OF CALIFORNIA. BY DOCUMENT RECORDED: JUNE 16, 1927 AS INSTRUMENT NO. 2797 OF OFFICIAL RECORDS.
- 5. NAME OF INTEREST: AN EASEMENT FOR RIGHTS, EGRESS AND UTILITIES. NAME OF PARTY: THE STATE OF CALIFORNIA. BY DOCUMENT RECORDED: MARCH 23, 1928 AS INSTRUMENT NO. 60-18248 OF OFFICIAL RECORDS.
- 6. NAME OF INTEREST: AN EASEMENT FOR WATER TAKING AND PIPELINES. NAME OF PARTY: SOUTHERN CALIFORNIA Edison COMPANY. BY DOCUMENT RECORDED: AUGUST 31, 1928 AS INSTRUMENT NO. 117 OF OFFICIAL RECORDS.
- 7. NAME OF INTEREST: THE LAKES PARK COMPANY, RIGHTS AND PUBLIC UTILITIES. NAME OF PARTY: THE LAKES PARK COMPANY. BY DOCUMENT RECORDED: FEBRUARY 14, 1929 AS INSTRUMENT NO. 319 OF OFFICIAL RECORDS.
- 8. NAME OF INTEREST: AN EASEMENT FOR RIGHTS, EGRESS AND UTILITIES. NAME OF PARTY: SOUTHERN CALIFORNIA Edison COMPANY. BY DOCUMENT RECORDED: MARCH 18, 1945 AS INSTRUMENT NO. 2417 OF OFFICIAL RECORDS.
- 9. NAME OF INTEREST: AN EASEMENT FOR RIGHTS AND EGRESS. NAME OF PARTY: SOUTHERN CALIFORNIA Edison COMPANY. BY DOCUMENT RECORDED: MARCH 18, 1945 AS INSTRUMENT NO. 2417 OF OFFICIAL RECORDS.
- 10. NAME OF INTEREST: AN EASEMENT FOR RIGHTS, EGRESS AND UTILITIES. NAME OF PARTY: THE LAKES PARK COMPANY. BY DOCUMENT RECORDED: FEBRUARY 23, 1929 AS INSTRUMENT NO. 319 OF OFFICIAL RECORDS.
- 11. NAME OF INTEREST: AN EASEMENT FOR RIGHTS, EGRESS AND UTILITIES. NAME OF PARTY: THE LAKES PARK COMPANY. BY DOCUMENT RECORDED: FEBRUARY 23, 1929 AS INSTRUMENT NO. 319 OF OFFICIAL RECORDS.
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- 20. NAME OF INTEREST: AN EASEMENT FOR RIGHTS, EGRESS AND UTILITIES. NAME OF PARTY: THE LAKES PARK COMPANY. BY DOCUMENT RECORDED: FEBRUARY 23, 1929 AS INSTRUMENT NO. 319 OF OFFICIAL RECORDS.

NOT A PART (N/A P) POTENTIAL DEVELOPMENT DATA TABLE

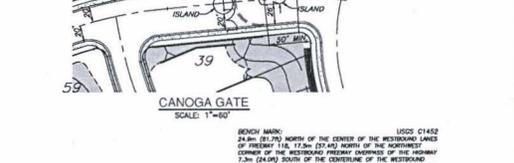
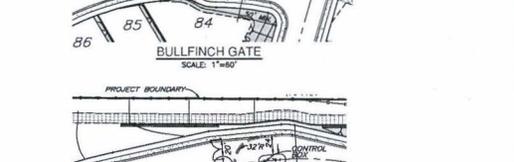
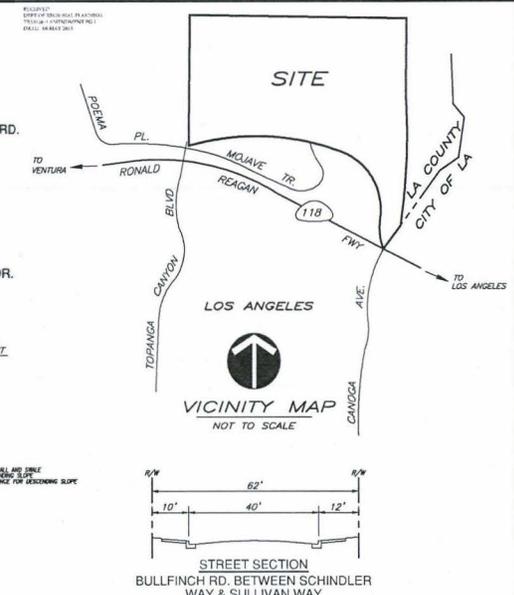
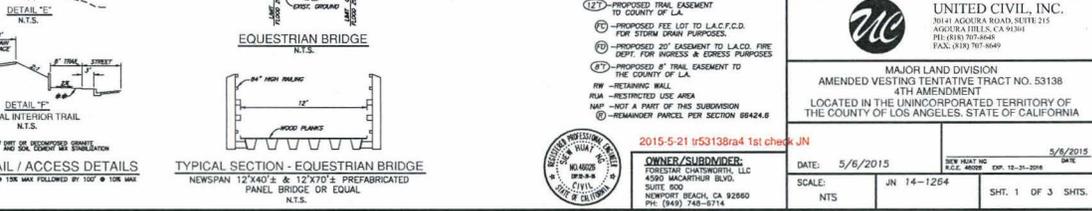
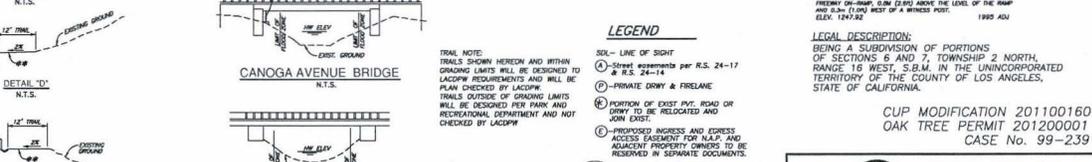
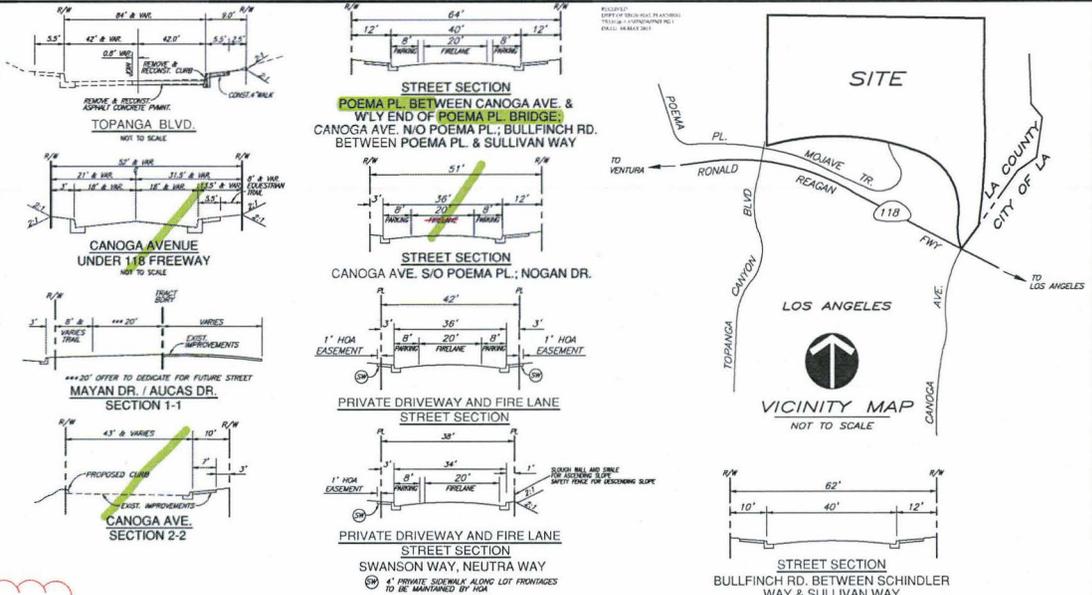
NO.	LOT	OWNER	AREA	POTENTIAL (S.F.)	FUTURE LOTS
1	1759	SPHERRELL	2700	1	
2	478	SPHERRELL	2700	1	
3	28	SPHERRELL	2700	1	
4	30	SPHERRELL	2700	1	
5	31	SPHERRELL	2700	1	
6	32	SPHERRELL	2700	1	
7	33	SPHERRELL	2700	1	
8	34	SPHERRELL	2700	1	
9	35	SPHERRELL	2700	1	
10	36	SPHERRELL	2700	1	
11	37	SPHERRELL	2700	1	
12	38	SPHERRELL	2700	1	
13	39	SPHERRELL	2700	1	
14	40	SPHERRELL	2700	1	
15	41	SPHERRELL	2700	1	
16	42	SPHERRELL	2700	1	
17	43	SPHERRELL	2700	1	
18	44	SPHERRELL	2700	1	
19	45	SPHERRELL	2700	1	
20	46	SPHERRELL	2700	1	
21	47	SPHERRELL	2700	1	
22	48	SPHERRELL	2700	1	
23	49	SPHERRELL	2700	1	
24	50	SPHERRELL	2700	1	
25	51	SPHERRELL	2700	1	
26	52	SPHERRELL	2700	1	
27	53	SPHERRELL	2700	1	
28	54	SPHERRELL	2700	1	
29	55	SPHERRELL	2700	1	
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63	89	SPHERRELL	2700	1	
64	90	SPHERRELL	2700	1	
65	91	SPHERRELL	2700	1	
66	92	SPHERRELL	2700	1	
67	93	SPHERRELL	2700	1	
68	94	SPHERRELL	2700	1	
69	95	SPHERRELL	2700	1	
70	96	SPHERRELL	2700	1	
71	97	SPHERRELL	2700	1	
72	98	SPHERRELL	2700	1	
73	99	SPHERRELL	2700	1	
74	100	SPHERRELL	2700	1	

- GENERAL NOTES:
 1. SEWER DISPOSAL TO BE BY SEWERAGE SYSTEM.
 2. REUSE PORTION OF LAND RESERVED HEREON, BUT NOT THE PRIVATE DRIVEWAYS AND EASEMENTS AS SHOWN, AND PER LOCAL, REGIONAL, TO THE COUNTY OF LOS ANGELES.
 3. ALL SLOPES ARE PLOTTED AT 2:1 RATIO, EXCEPT AS SHOWN.
 4. PROTECT EXISTING UTILITIES AND STRUCTURES FROM DAMAGE.
 5. RECONSTRUCTION TO BE MADE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
 6. RECONSTRUCTION TO BE MADE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
 7. A HOMEOWNERS ASSOCIATION OF LANDSCAPE MAINTENANCE AND RECREATION ACTIVITIES SHALL BE FORMED TO MAINTAIN AND IMPROVE THE COMMON AREAS, TRAILS AND PRIVATE DRIVEWAYS AND EASEMENTS.
 8. RECONSTRUCTION TO USE ALTERNATE STREET SECTIONS AND TO REDUCE THE PORTION OF LAND RESERVED HEREON TO THE SATISFACTION OF O.A.P.
 9. RECONSTRUCTION TO REDUCE TRAIL TO 10' OR AS A LANE FOR BICYCLING AND TO ADJUST FOR LOCAL CONDITIONS.
 10. RECONSTRUCTION TO ADJUST TRAIL DIMENSIONS AT STREET FRONTAGE FOR LOCAL CONDITIONS.
 11. RECONSTRUCTION TO ADJUST TRAIL DIMENSIONS AT STREET FRONTAGE FOR LOCAL CONDITIONS.
 12. RECONSTRUCTION TO ADJUST TRAIL DIMENSIONS AT STREET FRONTAGE FOR LOCAL CONDITIONS.
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 19. RECONSTRUCTION TO ADJUST TRAIL DIMENSIONS AT STREET FRONTAGE FOR LOCAL CONDITIONS.
 20. RECONSTRUCTION TO ADJUST TRAIL DIMENSIONS AT STREET FRONTAGE FOR LOCAL CONDITIONS.

LOT LINE ADJUSTMENT WITH ADJACENT OPEN SPACE LOT ALLOWED FOR FUTURE POTENTIAL LOTS

- PROJECT DATA:
 1. EXISTING AND PROPOSED GENERAL PLAN (1)-2135
 2. OPEN SPACE/SLURP LOTS (1)-318-345
 3. RESIDENTIAL LOT (1)-318-345
 4. FOREST LA COUNTY SHERIFF FACILITY (1)-318-345
 5. PRIVATE DRIVE & FIRELANE LOTS (1)-318-345
 6. TOTAL (1)-318-345
 7. BALANCED ON SITE
- GRADING QUANTITY:
 CUT = 1,874,600 CY
 FILL = 1,874,600 CY
 OVER EX = 150,000 CY
 BALANCED ON SITE

- HORSE TRAIL / ACCESS DETAILS:
 1. HORSE TRAIL (1)-318-345
 2. ACCESS (1)-318-345
 3. HORSE TRAIL (1)-318-345
 4. ACCESS (1)-318-345
- TYPICAL SECTION - EQUESTRIAN BRIDGE:
 1. EQUESTRIAN BRIDGE (1)-318-345
 2. ACCESS (1)-318-345
 3. EQUESTRIAN BRIDGE (1)-318-345
 4. ACCESS (1)-318-345



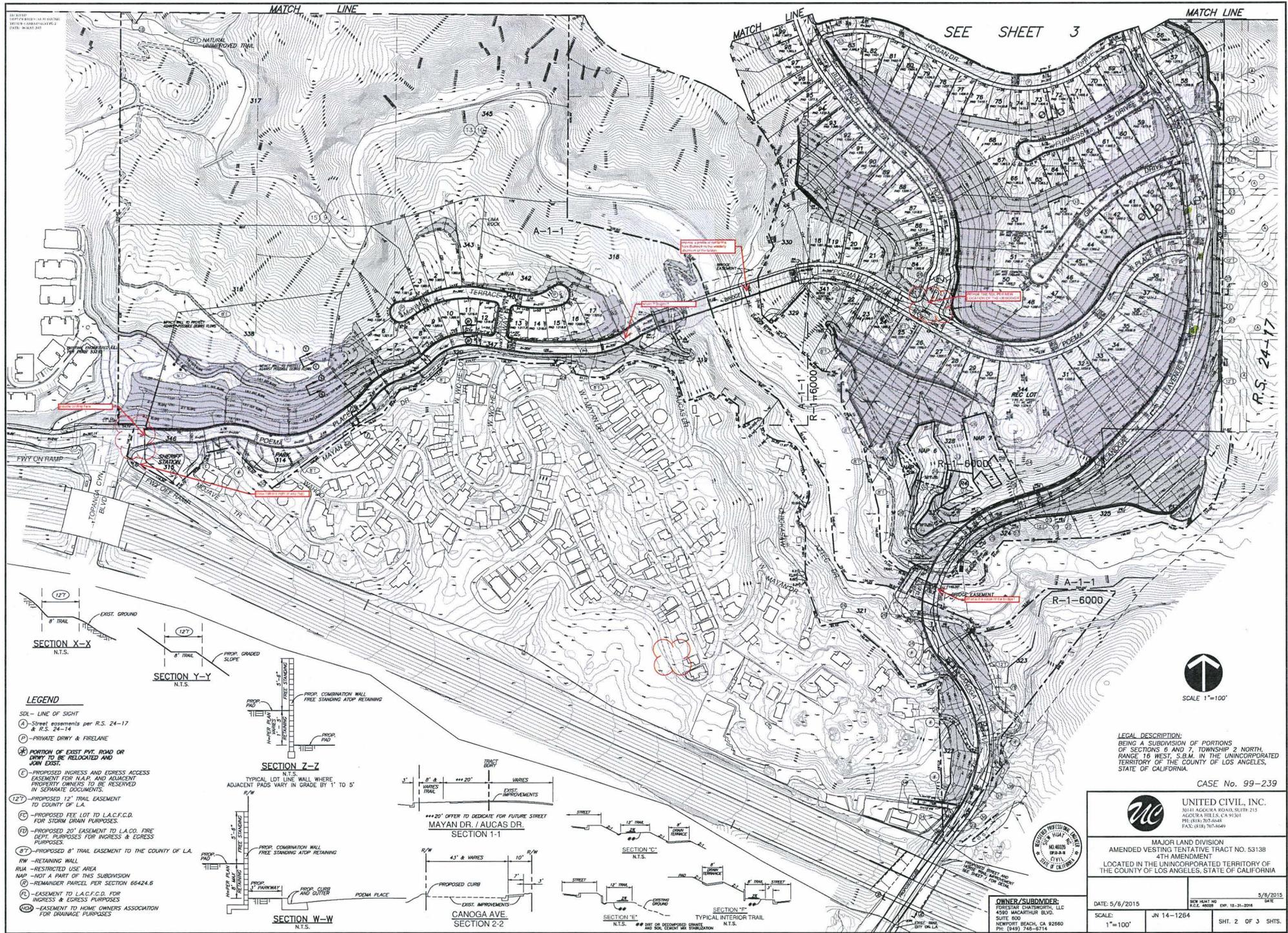
LEGAL DESCRIPTION:
 BEING A SUBDIVISION OF PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 2 NORTH, RANGE 16 WEST, S.B.M. THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

CUP MODIFICATION 201100160
 OAK TREE PERMIT 201200001
 CASE NO. 99-2399

UNITED CIVIL, INC.
 15100 WILSON AVENUE, SUITE 215
 ANAHEIM, CALIFORNIA 92816
 PHONE: (714) 761-6666
 FAX: (714) 761-6666

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: 5/6/2015
 SCALE: NTS
 SHEET: 1 OF 3 SHEETS



MATCH LINE

MATCH LINE

SEE SHEET 3

MATCH LINE

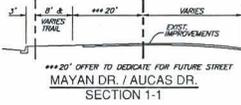
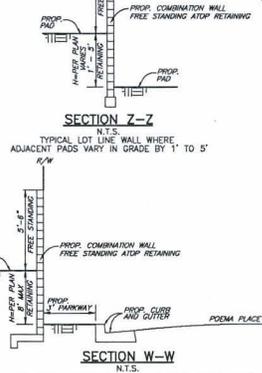
R.S. 24-17

SECTION X-X
N.T.S.

SECTION Y-Y
N.T.S.

- LEGEND**
- SOL - LINE OF SIGHT
 - (A) - Street easements per R.S. 24-17 & R.S. 24-14
 - (P) - PRIVATE DRY & FIRELANE
 - (*) - PORTION OF EXIST. PVT. ROAD OR DRIVE TO BE RELOCATED AND JOIN EXIST.
 - (E) - PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR H.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.
 - (127) - PROPOSED 12' TRAIL EASEMENT TO COUNTY OF L.A.
 - (10) - PROPOSED FEET LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.
 - (20) - PROPOSED 20' EASEMENT TO L.A.C.O. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.
 - (8') - PROPOSED 8' TRAIL EASEMENT TO THE COUNTY OF L.A.
 - R/W - RETAINING WALL
 - RUA - RESTRICTED USE AREA
 - MAP - NOT A PART OF THIS SUBDIVISION
 - (R) - REMAINDER PARCEL PER SECTION 66424.6
 - (A) - EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES
 - (20) - EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES

SECTION Z-Z
N.T.S.



SECTION 2-2
CANOGA AVE.

SECTION 'C'
N.T.S.

SECTION 'E'
N.T.S.

SECTION 'D'
N.T.S.

SECTION 'F'
N.T.S.



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

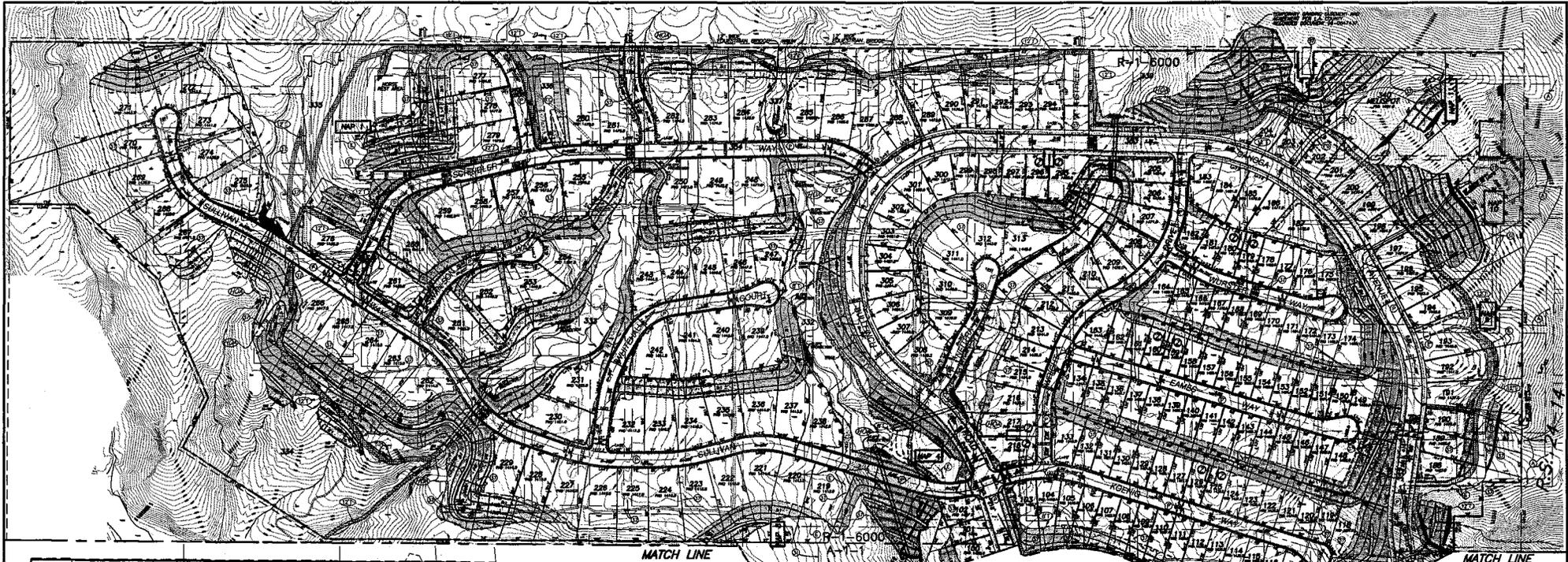
UNITED CIVIL, INC.
30141 AGUILA ROAD, SUITE 215
AGUIA HILLS, CA 91301
PH: (818) 707-6648
FAX: (818) 707-6649

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



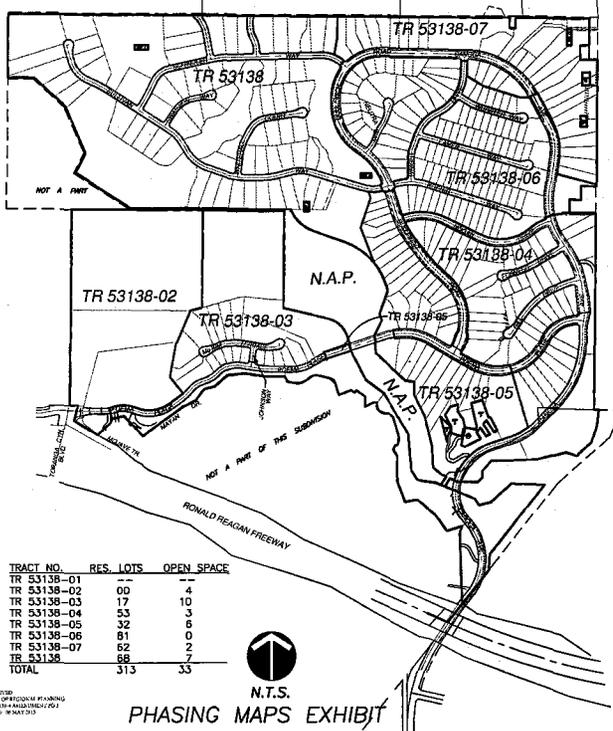
OWNER/SUBDIVIDER:
FORESTATE CHATHAM, LLC
4500 MCARTHUR BLVD.
SUITE 800
NEWPORT BEACH, CA 92660
PH: (949) 748-6714

DATE: 5/5/2015
SCALE: 1"=100'
REV. DATE: 05/11/2015
REV. NO.: 0009
EXP. DATE: 12-31-2016
SHEET: JUN 14-1264
SHT. 2 OF 3 SHTS.



MATCH LINE

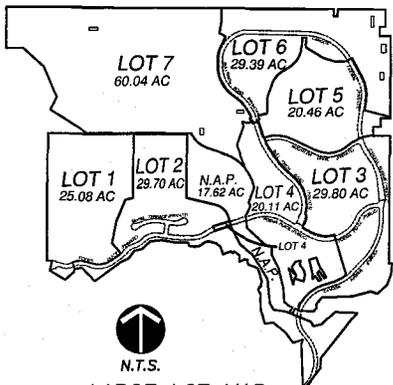
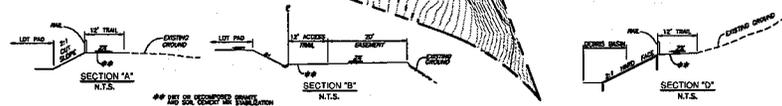
MATCH LINE



TRACT NO.	RES. LOTS	OPEN SPACE
TR 53138-01	00	4
TR 53138-02	17	10
TR 53138-03	53	3
TR 53138-04	32	6
TR 53138-05	81	0
TR 53138-06	62	2
TR 53138-07	88	7
TOTAL	313	33

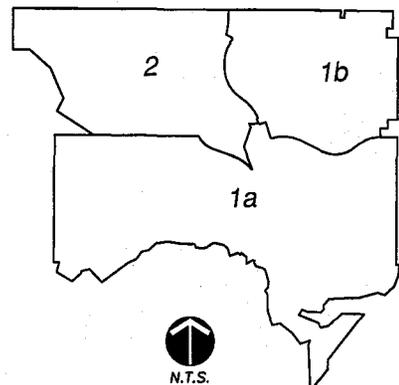


PHASING MAPS EXHIBIT



LARGE LOT MAP
TRACT 53138-01

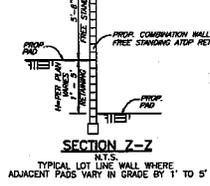
-PUBLIC STREETS AND ACCESS EASEMENTS TO BE DEDICATED WITH THIS MAP.
-LARGE LOT MAP IS FOR FINANCIAL PURPOSES
-N.A.P. (APN 2818-24-900 AND 2818-22-902) PREVIOUSLY DEDICATED TO MOUNTAIN RESTORATION CONSERVATORY AGENCY.



GRADING PHASING EXHIBIT

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.

SEE SHEET 2



- LEGEND**
- SOL - LINE OF SIGHT
 - (1) - Street easements per R.S. 24-17 & 24-18
 - (2) - PRIVATE DRIVE & FIRELANE
 - (3) - PORTION OF EXIST. PVE. ROAD OR DRIVE TO BE RELOCATED AND NOT EXIST.
 - (4) - PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED BY SEPARATE EASEMENTS.
 - (5) - PROPOSED 12' TRAIL EASEMENT TO COUNTY OF LA.
 - (6) - PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.
 - (7) - PROPOSED 20' EASEMENT TO L.A.C.D. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.
 - (8) - PROPOSED 8' TRAIL EASEMENT TO COUNTY OF LA.
 - (9) - RETAINING WALL
 - (10) - RESTRICTED USE AREA
 - (11) - NOT A PART OF THIS SUBDIVISION
 - (12) - EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES
 - (13) - EASEMENT TO HOME OWNERS ASSOCIATION FOR GARAGE PURPOSES

CASE No. 99-239

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: 5/6/2015	REV. DATE: 5/6/2015
SCALE: 1"=100'	JN 14-1284
	SHT. 3 OF 3 SHTS.

REVISED
 2015/05/06
 11:00 AM
 11:00 AM



- LEGEND**
- SHERIFF STATION LOT 315
 - REC LOT 344

**EXHIBIT MAP
 LOTS 315 & 344**

CASE No. 99-239

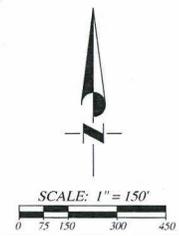
UNITED CIVIL, INC.
 3644 ANACAPA ROAD, SUITE 215
 ALHAMBRA, CA 91801
 TEL: (626) 707-8669
 FAX: (626) 707-8649

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

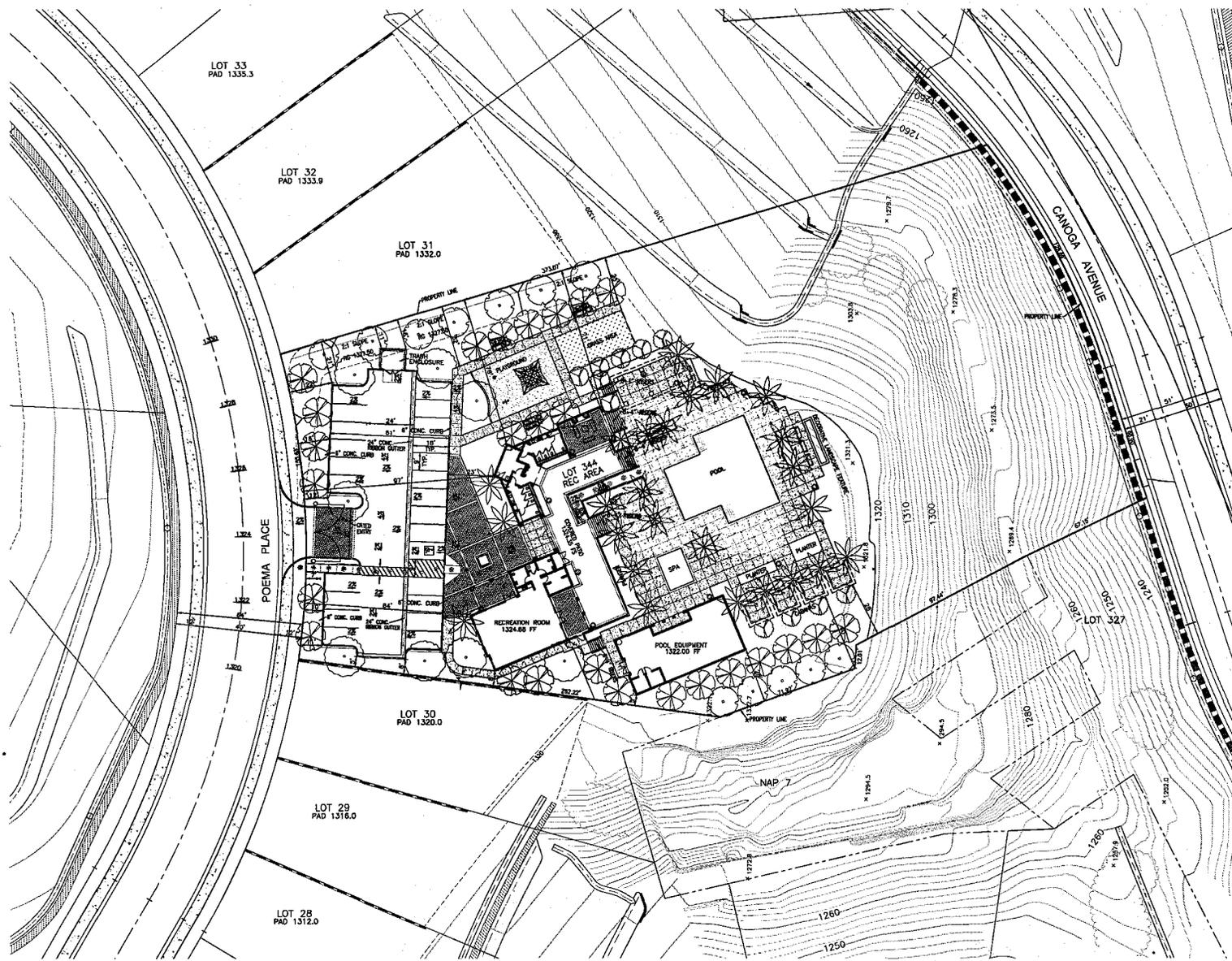


OWNER/SUBOWNER:
 TOMER SHAM ENGINEERING, LLC
 4590 MACARTHUR BLVD.
 SUITE 500
 NEWPORT BEACH, CA 92660
 PH: (949) 748-8714

DATE: 5/6/2015	DATE: 5/6/2015
SCALE: 1"=150'	SHT. 1 OF 3 SHTS.

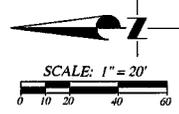


REVISION:
 TOP SURFACE PLANNING
 PLUMBING INSTALLATION
 DATE: 04/01/2015



**EXHIBIT MAP
 REC LOT 344**

CASE No. 99-239



- LEGEND**
- CONCRETE PAVEMENT
 - FIRE DEPARTMENT ACCESS
 - DECORATIVE PAVEMENT
 - HANICAP PATH OF TRAVEL
 - TW - TOP OF WALL
 - FS - FINISH SURFACE
 - FG - FINISH GRADE
 - TC - TOP OF CURB
 - FL - FLOW LINE
 - FF - FINISH FLOOR

LOT 344 REC AREA:
 1.92 ACRES (GROSS)
 1.11 ACRES (NET)

PARKING REQUIREMENTS:

SITE ADDRESS	PARKING REQUIRED	HANICAP SPACES
4500 MACARTHUR BLVD.	4	23
SITE 800 NEWPORT BEACH, CA 92880	4	23

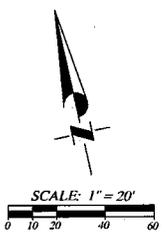
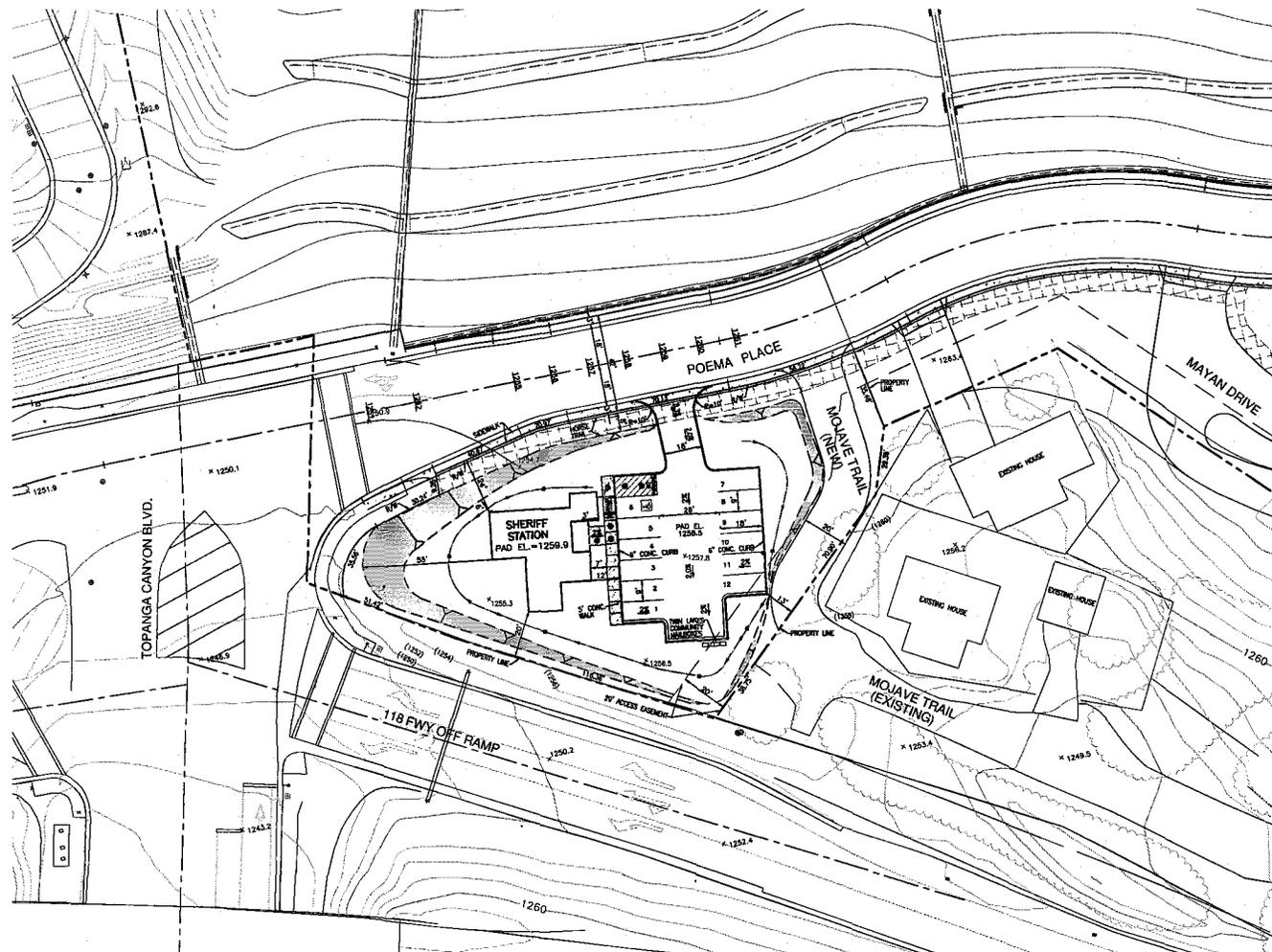
MINIMUM BASED ON 1 SPOT PER EVERY HALF ACRE



OWNER/SUBOWNER:
 FORESTAL CRESTWOOD, LLC
 4500 MACARTHUR BLVD.
 SUITE 800
 NEWPORT BEACH, CA 92880
 PH: (949) 743-0714

<p>UNITED CIVIL, INC. 30141 ACQUILA ROAD, SUITE 215 ACQUILA HILLS, CA 91501 PH: (913) 707-8648 FAX: (913) 707-8649</p>		<p>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</p>	
		<p>DATE: 5/6/2015</p>	<p>REV. 12-21-2008</p>
<p>SCALE: 1"=20'</p>	<p>JN 99610-03</p>	<p>SHT. 3 OF 3 SHTS.</p>	<p>DATE: 5/6/2015</p>

SCALE: 1"=20'
 DATE: 5/8/2015
 SHEET: 2 OF 3



- LEGEND**
- 8' TRAIL
 - HANDICAP VAN PARKING STALL
 - CONCRETE PAVEMENT
 - FIRE DEPARTMENT ACCESS
 - ● ● HANDICAP PATH OF TRAVEL
 - TW - TOP OF WALL
 - TC - TOP OF CURB
 - FS - FINISH SURFACE
 - FL - FLOW LINE
 - FG - FINISH GRADE
 - FF - FINISH FLOOR

LOT 315 SHERIFF STATION:
 0.44 ACRES (GROSS)
 PARKING COUNT - 12 TOTAL SPACES
 MAXIMUM BUILDING SIZE = 12 SPACES + 400 SF
 = 400 SF.



OWNER/SUBMITTER:
 FORESTAL CONSULTANTS, LLC
 4500 MACARTHUR BLVD.
 SUITE 600
 NEWPORT BEACH, CA 92660
 PH: (949) 740-5714

EXHIBIT MAP
SHERIFF STATION LOT 315

CASE No. 99-239

UNITED CIVIL, INC.
 3014 AGOURA ROAD, SUITE 215
 AGOURA HILLS, CA 91301
 TEL: (916) 707-3646
 FAX: (916) 707-3646

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: 5/8/2015	REVISION TO: 5/8/2015
SCALE: 1"=20'	SHEET: 2 OF 3 SHTS.

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

Page 1/1

AMENDED MAP DATED 05-06-2015
AMENDED EXHIBIT "A" MAP DATED 05-06-2015

- 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:

JMS

Prepared by Juan Sarda

Phone (626) 458-4919

Date 06-03-2015

tr53138La-4-Amendment Map-Rev1(map dated 05-06-2015).doc
<http://planning.lacounty.gov/case/view/99-239/>

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

SMS

Prepared by Juan Sarda

Phone (626) 458-4919

Date 06-03-2015



**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: 05/06/2015
AMENDED EXHIBIT MAP: 05/06/2015

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 06/01/2015 Phone (626) 458-4921
Andrew Ross

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively).
2. Provide approval of:
 - a. The latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
 - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
 - e. A Conditional Letter of Map Revision (CLOMR) from FEMA, if applicable, to the satisfaction of the Department of Public Works.
3. Prior to rough grade certification ("approval", J105.7), submit landscape and irrigation plans for each commercial/multi-family/open space lot with slope planting

in the land division with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

4. If deemed applicable, revise the limit of the Restricted Use Area (RUA) with GMED approval to allow proposed improvement on McKim Terrace and lots around it.
5. Record a covenant accepting flows from off-site and maintaining all drainage devices that allow that pattern.
6. Per County Code Section 12.84.430 (C), comply with USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-009) to the maximum extent practicable.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

7. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
8. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.



Name N. Said Date 06/01/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 53138\GP 53138\2015-05-11 TTR 53138-04 SUBMITTAL

PRELIMINARY CONDITION

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:
 - a. 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:
 - (a) 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 Poema Place Bridge westerly abutment, and Bullfinch Road from Poema Place northerly to the gated entrance to the satisfaction of Public Works.
15. ~~Dedicate 51 foot wide right of way for 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 public streets to the satisfaction of Public Works. Permission is granted to use the alternate street section on all public 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 Land Development 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*
tr53138-4ra(05-06-15)

Phone (626) 458-4921

Date 05-28-2015

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.

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

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



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: May 06, 2015 . Amendment

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. The proposed Recreation Center Lot, #344, is not in compliance with the Fire Department access standards. A minimum fire lane width of 26 feet shall be extended from Poema Place into the property to within where fire apparatus can obtain vehicular access within 150 feet to all exterior walls of all proposed structures. Indicate compliance on the Exhibit Map.
2. 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.
3. Submit a current or updated Preliminary Water Design Report from Las Virgenes Municipal Water District for the proposed changes to this development. Submit a copy for review prior to Tentative Map clearance.

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.



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PROJECT: TR 53138

MAP DATE: May 06, 2015 . Amendment

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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. 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.



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PROJECT: TR 53138

MAP DATE: May 06, 2015 . Amendment

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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.
 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.



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PROJECT: TR 53138

MAP DATE: May 06, 2015 . Amendment

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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.
 17. The private driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped 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.



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PROJECT: TR 53138

MAP DATE: May 06, 2015 . Amendment

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.
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.

Reviewed by: Juan Padilla

Date: June 3, 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: May 06, 2015 . Amendment

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.
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&Rs.
5. Completion of the helispot shall be done prior to the occupancy of the 151st residential unit. Contact the Fire Department Air Operation Section at (818) 890-5755 for the inspection and approval of the completed helispot.

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



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



PARK OBLIGATION REPORT

Tentative Map #	53138	DRP Map Date:	05/06/2015	SCM Date:	06/11/2015	Report Date:	06/02/2015
Park Planning Area #	34		OAT MOUNTAIN			Map Type:	REV. (REV RECD)

Total Units: = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

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

Conditions of the map approval:

The park obligation for this development will be met by:

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

Trails:

See also attached Trail Report. Santa Susana Trail

Comments:

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

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

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

By: Kathline J. King
Kathline J. King, Chief of Planning

Supv D 5th
May 18, 2015 15:50:11
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	53138	DRP Map Date:	05/06/2015	SMC Date:	06/11/2015	Report Date:	06/02/2015
Park Planning Area #	34		OAT MOUNTAIN			Map Type:	REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.68	0.0030	313	2.52
M.F. < 5 Units	2.29	0.0030	0	0.00
M.F. >= 5 Units	1.72	0.0030	0	0.00
Mobile Units	0.00	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				2.52

Park Planning Area = **34 OAT MOUNTAIN**

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

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

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



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

June 11, 2015

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

TO: Lynda Hikichi
Department of Regional Planning

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

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR
AMENDED TENTATIVE TRACT MAP NO. 53183-4 (DEERLAKE RANCH)
(MAP STAMPED BY REGIONAL PLANNING ON MAY 6, 2015)**

The Department of Parks and Recreation, Trail Planning Section (Department) has completed the trail review for Amended Vesting Tentative Tract Map No. 53183-4 (map dated May 6, 2015). The Department requires the dedication of a variable eight to twelve foot (8'-12') wide easement for Multi-Use (hiking, mountain biking, and equestrian) 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 (hiking, mountain biking, and equestrian) Trail purposes, to be designated as the "Santa Susana Pass Trail", to the satisfaction of the Department of Parks and Recreation.
 - o Full public access shall be provided for the Multi-Use Trail.
 - o Easement dedications shall be outside of the road right-of-way.
2. Prior to final map recordation, trail / pedestrian bridge adjacent to Canoga Avenue vehicular bridge shall be owned and maintained by an HOA with an overlaying trail easement dedicated to the Department of Parks and Recreation for multi-use trail purposes.
3. Prior to final map recordation, Subdivider shall design and construct a natural surface (earth) Trail within the dedicated eight to twelve foot (8'-12') wide trail easement.

4. Trails shall be 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, Trails website (trails.lacounty.gov). Significant deviation from the guidelines within the Trails Manual must be reviewed and approved in writing by the Department.

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

- o bush hammer finish (or equivalent) permeable/non-slip surface at minimum width of eight feet (8') for roadway trail crossings at all concrete surfaces;
- o appropriate retaining walls as needed;
- o appropriate fencing where deemed necessary, for user safety, property security, and delineation of multi-use trail and/or trail easement;
- o mid-point trail street crossings must be approved by Public Works;
- o if street crossing requested, 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 section 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 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 Trail 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 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.

KK:CL:OR:tls

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



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May 22, 2015

Amended Tentative Tract Map No. 53138-4

Vicinity: Chatsworth

Amended Tentative Tract Map Date: May 6, 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 approval.

Prepared by:

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