### SUBDIVISION COMMITTEE REPORT

<table>
<thead>
<tr>
<th>OWNER / APPLICANT</th>
<th>MAP/EXHIBIT DATE:</th>
<th>SCM REPORT DATE:</th>
<th>SCM DATE:</th>
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</thead>
<tbody>
<tr>
<td>Forestar Chatsworth, LLC (Steve Cameron)</td>
<td>7/22/15</td>
<td>8/20/15</td>
<td>9/3/15</td>
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<tr>
<th>PROJECT NUMBER</th>
<th>HEARING DATE</th>
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<td>99-239-(5)</td>
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<tr>
<th>REQUESTED ENTITLEMENTS</th>
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<tr>
<td>Amendment to Vesting Tentative Tract Map No. 53138-4</td>
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<td>Amendment to Exhibit “A”</td>
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<td>Conditional Use Permit No. 201400166</td>
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#### 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: ☑
- Modification to: 
- Other: 
- Exhibit “A”
- 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

#### PROPOSED UNITS (DU)

- 314 units

#### MAX DENSITY/UNITS (DU)

- 314 units

#### GRADING

- 1.8 million cy cut and 1.8 million cy fill (balanced onsite) & 150,000 cy excavation

#### ENVIRONMENTAL DETERMINATION (CEQA)

- Determination Pending

Updated 8/4/14
SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<table>
<thead>
<tr>
<th>Department</th>
<th>Status</th>
<th>Contact</th>
</tr>
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<tbody>
<tr>
<td>Regional Planning</td>
<td>Hold</td>
<td>Lynda Hikichi (213) 974-6433 <a href="mailto:lhikichi@planning.lacounty.gov">lhikichi@planning.lacounty.gov</a></td>
</tr>
<tr>
<td>Public Works</td>
<td>Hold</td>
<td>Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a></td>
</tr>
<tr>
<td>Fire</td>
<td>Hold</td>
<td>Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a></td>
</tr>
<tr>
<td>Parks &amp; Recreation</td>
<td>Cleared</td>
<td>Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a></td>
</tr>
<tr>
<td>Public Health</td>
<td>Cleared</td>
<td>Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a></td>
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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 remainder 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 źKòStreet. Is this a private driveway and fire lane?

Exhibit Map/Exhibit źAò
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.

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.
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.

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

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.

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:\dp\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
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.

Prepared by Tony Khalkhali
Phone (626) 458-4921 Date 08-13-2015
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.
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.
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.
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.
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.
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.
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:**

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<th>ACRES:</th>
<th>2.52</th>
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<tr>
<td>IN-LIEU FEES:</td>
<td>$342,720</td>
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**Conditions of the map approval:**

The park obligation for this development will be met by:

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

**Trails:**

See also attached Trail Report. Santa Susana Trail

**Comments:**

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

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

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

By: Kathline J. King, Chief of Planning
The formula for calculating the acreage obligation and or In-lieu fee is as follows:

\[(P)\text{people} \times (0.003) \times (U)\text{units} = (X)\text{acres obligation}\]

\[(X)\text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}\]

Where:
\[P = \text{Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census}.\]
\[U = \text{Total approved number of Dwelling Units}.\]
\[X = \text{Local park space obligation expressed in terms of acres}.\]
\[\text{RLV/Acre} = \text{Representative Land Value per Acre by Park Planning Area}.\]

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<th>Detached S.F. Units</th>
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<th>Ratio</th>
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**Total Provided Acre Credit:** 0.00

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<th>Priv. Land Crdt.</th>
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August 18, 2015

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

TRAIL REVIEW: DEERLAKE HIGHLANDS
County of Los Angeles | Department of Parks & Recreation
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
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