

**ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT
FOR AMENDED VESTING TENTATIVE TRACT MAP NO. 53138
MODIFICATION OF CONDITIONAL USE PERMIT 99-239 (5) and
OAK TREE PERMIT ROAK #201200001**

1. Existing Entitlements

- a. On August 10, 2004, the County Board of Supervisors approved Vesting Tentative Tract Map (VTTM) No. 53138-(5), Conditional Use Permit (CUP) 99-239, Oak Tree Permit (OTP) 99-239, and certified the Final Environmental Impact Report (FEIR). The subject property is situated within the Chatsworth Zoned District of Los Angeles County, and is located north of the 118 Freeway, between Topanga Canyon Boulevard and Canoga Avenue. Subsequently, an Amended Vesting Tentative Tract Map was approved by the County Hearing Officer on September 16, 2008, authorizing certain design modifications.
- b. The approved VTTM and CUP authorizes the creation of 375 single-family residence lots, 21 open space lots, 14 private and future streets, four debris basins, one helispot, one sheriff's storefront facility, four designated remainder parcels on 230.58 acres, and project associated grading and infrastructure to be developed in compliance with hillside management and density controlled development design review criteria that allows clustering of the units into the least environmentally sensitive areas of the site while retaining the remaining portion of the property in permanent open space (See Sec. 2.0, Project Description of FEIR).
- c. The OTP authorized the removal of 61 oak trees, and encroachment into the protective zones of 11 oak trees. The OTP subsequently was revised on September 6, 2005, as OTP #200500037, and authorized the removal of 45 oak trees, and encroachment into the protective zones of 10 oak trees.
- d. Mitigation measures identified in the approved Final Environmental Impact report (FEIR) and Mitigation Monitoring Plan (MMP), and imposed on the project as a condition of approval, including the following categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology, Hydrology, Noise, Fire Department Services, Police Services, Schools, Libraries, Traffic, Water Services, Wastewater Services, Solid Waste, Electric and Gas Services.

2. Proposed Entitlement Modifications

The proposed project modifications require the following amendments to, or new entitlements: Amended Map for Vesting Tentative Tract Map (VTTM) No. 53138, Modification to CUP 99-239, a new Oak Tree Permit (OTP) ROAK #201200001 and an Addendum to the approved FEIR.

3. Proposed Amended Vesting Tentative Tract Map No. 53138

- a. The Amended VTTM proposes to reduce the number of residential dwelling units from 375 to 314, with corresponding revisions on the map pertaining to lot and internal street configurations, related grading and infrastructure quantities, and lot numbers, consistent with the proposed Modification of the CUP, as described in this document.

- b. The Amended VTTM approved by the Hearing Officer permitted 20 designated lots to have less than 50 feet of frontage at the street right-of-way to accommodate lots located along street curves. Above 20 lots are in addition to the flag lots with 10' or 15' frontage per Section 21.24.320 and lots along cul-de-sac streets with 40' frontage per Section 21.24.300. This Amended VTTM proposes to modify the number of lots that would be permitted to have less than 50 ft. of frontage on the street from 20 to 31 and their designations from lot numbers 12 through 16, 29, 57 through 64, 365, and 370 through 374 to the following: Lot numbers 12, 13, 15 through 19, 33, 34, 37, 55, 63 through 69, 78, 92, 95 through 99, 101, 244, 296, 298, 299, 307, 310 and 311.
- c. In the southwesterly portion of the project, it is proposed to leave the ridgeline and a portion of the southerly slope of Devils Canyon in their natural states by reducing the area of the building envelope and the future street grading in the area (see Sec. 4.1, Aesthetic and Visual resources, of FEIR). This will result in a reduction of approximately 600,000 cubic yards (cy) of grading and related truck hauling to the northerly portion of the project, a reduction of approximately 110,000 sf of retaining wall, and a reduction the number of lots in that area from 48 to 23. To maximize preservation of the ridgeline, it is proposed to modify the road standard for a portion of Poema Place, between Topanga Canyon Blvd. and the westerly end of the proposed bridge Poema Place bridge, from "Collector Street" standards (40 ft. of paved roadway, and 55ft. of right-of- way) to "Private Driveway & Fire Lane" standards (36 ft. of paved roadway, and 42 ft. of roadway easement), as shown on the Amended VTTM. This proposed modification meets both Los Angeles County Fire Department and Department of Public Works standards.
- d. As result of the elimination of approximately 600,000 cy of fill material for the northerly portion of project, three out of the four main north-south drainage courses will be left in their natural state, except for road crossings, as shown on the Amended VTTM (see Sec. 4.3, Biological Resources, of FEIR). Because the three drainage courses will be kept in their natural state, three debris basins will be eliminated, as well as storm drain pipe, and inlet and outlet structures, that were to be constructed within those drainage courses. As a result, the number of lots in the northwesterly portion of the project has been reduced from 91 to 68.
- e. Portions of the internal street system of the north portion of project have been re-oriented, and modified from "Residential" standards (36 ft. paved roadway and 51 ft. right-of-way, and 34 ft. paved roadway and 49 ft. right-of way) to "Private Driveway & Fire Lane" standards (36 ft. paved roadway, 42 ft. of roadway easement and 34 ft paved roadway and 38 ft of roadway easement), as shown on the Amended VTTM. This proposed modification meets both Los Angeles County Fire Department and Department of Public Works standards. These modifications substantially reduce the size and area of required retaining walls in this area by approximately 73,000 sf. As a result, the number of lots in that area has been reduced from 136 to 120, and the lot frontages have been increased from a minimum 50 to 60 feet wide, to a minimum 60 to 70 feet wide.
- f. Configuration of the site plan and lot layout for the central portion of the project has been left essentially unchanged, except that the number of lots has been increased from 100 to 101.
- g. The requested Amendment to VTTM No. 53138 seeks authorization for the following modifications to the VTTM No. 53138 Conditions of Approval. All other Conditions of Approval shall remain in effect for this Amended VTTM.
 - Revise Condition #20 to read:

“Show Canoga Ave and Bullfinch Road, South of the proposed gates, Nogan Drive and Poema Place, from Canoga Ave to Cul-de-sac as dedicated streets on the final map.”

h. Revise Condition #21 to read:

“Show project access as Private Driveways and Fire Lanes on the final map.”

- Revise Condition #25 to read:

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

- Revise Condition #26 to read:

i. “Prior to recordation of any final unit map that includes Schindler Way, submit evidence satisfactory to the Director that an easement for ingress, egress, and underground utility purposes will be recorded for the benefit of properties to the north of the project, including those commonly referred to as the "Deerlake Addition." The easement shall extend by Lot 337 from the northerly tract boundary to Private Driveway and Fire Lane, Schindler Way, continuing to a public road, all as shown on Vesting Tentative Tract Map No. 53138, and shall be a minimum of 36 feet, and a maximum of 58 feet in width.”

- Revise Condition #27 to read:

“Prior to recordation of any final unit map that includes "X" Street, submit evidence satisfactory to the Director that an easement for ingress, egress and underground utility purposes will be recorded for the benefit of properties to the north of the project. The easement shall extend from the northerly property line of the project site at Lot 7 of Section 6, through and over "X" Street, across and within those portions of all Private Driveway and Fire Lanes which are northerly of the depicted gate entries on Tract Map No. 53138, to a public road, and shall be 64 feet in width, including slope easements. The easement shall terminate if and when the County of Los Angeles accepts the applicant's offer of dedication of "X" Street.”

- Revise Condition #28 to read:

“Grant to all persons holding title to land within the County of Los Angeles and the heirs, successors, and assigns of said persons, as their interest may now or hereafter appear of record, a non-exclusive easement for ingress and egress, road, and utility purposes over the private driveways and fire lanes in this subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning.”

- Revise Condition #29 to read:

“Permission is granted to use the alternate street cross section to the satisfaction of the Department of Regional Planning and Department of Public Works for all public streets”

- Revise Condition #30 as follows:
Revise Helispot lot number from #399 to #341
- Revise Condition #31 to read:
“Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of residential and accessory structures over the lots designated as open space lots (Lots 315, 317-336, 338-340, 343, 344). Construction of recreational amenities is permitted subject to approval of plot plans by the Director of Planning. Recreational structures/facilities may be constructed on portions of lots 315, 324, 336, and 343 subject to approval of plot plans by the Director. Water and Sewer structures/facilities may be constructed on lots 327 and 342. Drainage structures/facilities may be constructed within open space lots as shown on the drainage concept/hydrology study approved by the Department of Public Works .
- Revise Condition #32 as follows:
Revise Sheriff’s Storefront Station lot number from #377 to #316
- Revise Condition #33 to read:
“Provide for the ownership and maintenance of the open space lots (Lots 315, 317 through 336, 338 through 340, 342 through 344) by the homeowners' association or dedicate the open space lots to a public agency to the satisfaction of the Department of Regional Planning.”
- Revise Condition #36 to read:
“Bond with the Department of Public Works for any recreational structures proposed for Lots 315 and 324 and the equestrian rest area within Lot 336.”

4. Proposed Modification of Conditional Use Permit & Revised Exhibit “A”

The requested Modification to CUP 99-239 (5), and Revised Exhibit “A”, seeks authorization for the following modifications to the CUP 99-239 Conditions of Approval. All other Conditions of Approval shall remain in effect for this CUP Modification.

- Revise Condition #1 to read:
“This grant authorizes the use of the subject property for a total of 314 single-family residential lots, one debris basin lot, one helispot lot, one sheriffs storefront facility lot, one sewer pump station lot, 25 open space lots, one "remainder parcels," and project-associated infrastructure to be developed in compliance with hillside management and density-controlled development design review criteria, as depicted on the Revised Exhibit A, (dated March 24, 2004) as amended on September 16, 2008, and February 21, 2012) subject to the following conditions of approval.”
- Revise Condition #2 to read:
“A minimum of 50 percent of the 314 lots, or 157 lots, shall be 15,000 square feet in size, or larger.”
- Revise Condition #16 to read:
The subject property shall be graded, developed and maintained in substantial compliance

with the approved Exhibit A, which includes the tentative tract map (dated March 24, 2004, revised February 21, 2012), Community Character booklet (revised December 2012), and exhibit maps. Amended or revised tentative maps approved for Vesting Tentative Tract Map No. 53138 may, at the discretion of the Director, constitute a revised Exhibit A.

- Re vise Condition #20 to read:
“Any future development of the lot designated as a remainder parcel shall be subject to the regulations in effect at the time of such development, including the provisions of sections 66410 et seq. of the California Government Code (Subdivision Map Act) and the requirements of the Subdivision and Zoning Ordinances.”
- Revise Conditions #22 to read:
“Two private active use areas shall be provided on open space lots 315 and 324 to the satisfaction of the Director. Amenities such as benches, playground equipment or other similar features shall be provided as depicted on the approved Exhibit A.”
- Revise Conditions #23 to read:
“A natural park area shall be provided on a portion of open space lot 343 as shown on the approved Exhibit A.”
- Revise Conditions #24 to read:
“An equestrian rest area shall be provided and permanently maintained by the Homeowners' Association on the parcel within lot 336, as depicted on the approved Exhibit A. If necessary, an alternative location in the same general vicinity may be considered subject to the approval of a revised Exhibit A.”
- Revise Conditions #25 to read:
“The permittee shall pay the Quimby in-lieu fee of \$ 342,720, as required by the Department of Parks and Recreation”
- Revise Conditions #56, 57 & 65:
Revise all references to “A Street” to read “Poema Place”
- Revise Conditions #64 to read:
“Pursuant to Chapter 22.72 of the County Code, pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$638 per dwelling unit (\$638 x 314 dwelling units = \$200,332). The permittee or its successor in interest may contact the County Librarian at (562) 940-8430 regarding payment of fees.”
- Revise Conditions #3 & #26:
Revise the number of equestrian lots that are specifically designated to accommodate horse keeping from 55 to 41. This requested reduction corresponds to the pro rata reduction in the number of lots that are suitable for equestrian use within the northwesterly portion of the project from 91 to 68 lots (i.e.,60 % of total lots are to be specifically designated to accommodate horse keeping). The revised conditions are to read as follows:

Condition #3: “A minimum of 41 lots shall be specifically designated to accommodate horse keeping”

Condition #26: “The area of individual lots shall substantially conform to that shown on

the approved Exhibit A and shall include at least 41 lots containing a minimum of 15,000 square feet and specifically designed to accommodate horse keeping. Each horse-keeping lot shall include a minimum area of 2,000 square feet designated specifically for horse keeping. No portion of the designated area shall be closer than 35 feet to any habitable structure and shall comply with the requirements of the County Code. Site plans depicting compliance shall be submitted to the Director prior to issuance of building permits.”

5. Summary of New Oak Tree Permit ROAK #201200001

- a. A new oak tree permit is required for this Amended VTTM because the limits of grading have been modified from the originally approved VTTM, as described in Paragraph 3, above, and as shown on the Amended VTTM and Revised Exhibit “A”.
- b. This new OTP authorizes the removal of 42 oak trees and encroachment into the protected zone of 13 oak trees, as shown in the Oak Tree Report by L. Newman Design Group, Inc., the consulting arborist, dated January 2012, and subject to all conditions stated in the report, and imposed by the County Forester.
- c. The applicant will not be required to mitigate for removal of trees unless they are of ordinance size upon removal. The project arborist shall notify the County Forester one week prior to scheduled removal so that final measurement of the tree can be made to determine the need to provide additional mitigation trees.
- d. Trenching, excavation or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.”

6. CEQA Addendum Findings Pertaining to Project Modifications

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

- No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects
- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
- The project will not have one or more significant effects not discussed in the previous EIR

- Potentially significant effects previously examined will not be substantially more severe than shown in the previous EIR
- No new mitigation measures or alternatives previously found to be infeasible have been found to be feasible but declined by the project proponent to be adopted
- No new mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR, and that would substantially reduce one or more potentially significant effects on the environment, have been found and declined by the project proponent to be adopted

The EIR adopted by the Board of Supervisors on August 10, 2004, analyzed the following potential project impacts: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology, Hydrology, Noise, Fire Department Services, Police Services, Schools, Libraries, Traffic, Water Services, Wastewater Services, Solid Waste, Electric and Gas Services. Impacts on all of these elements and/or services were found to be less than significant after appropriate mitigation, as identified in the approved FEIR and the Mitigation Monitoring Plan.

Following are comparisons between the originally approved project and the proposed modified project of the potential impacts identified in the FEIR:

COMPARISON OF IMPACTS

DESCRIPTION OF POTENTIAL IMPACTS	EXISTING 375-UNIT PROJECT	MODIFIED 314-UNIT PROJECT	DESCRIPTION OF MODIFICATIONS
Project Description (FEIR Sec. 2.0)	*375	*314	*Reduction of 61 residential units (16.3%)
Aesthetics & Visual Resources (FEIR Sec.4.1)	*71.4 ac. Open space	*90.7 ac. Open space	* Addition of 19.3 ac. natural area (8.4%) *Preservation of portion of ridgeline within southwesterly portion of site
Air Quality (FEIR Sec. 4.2)	*2,505,000 cy grading *375 units *375 units	*1,660,000 cy grading\ *314 units *314 units	* 33.7 % reduction in grading operation emissions * 16.3% reduction in building construction emissions * 16.3% reduction in long term vehicular emissions
Biological Resources (FEIR Sec. 4.3)	*71.4 ac. of open space *0.43 ac. of 404 permit impact	*90.7 ac. open space *0.22 ac. of 404 permit impact	*Addition of 19.3 ac. of natural area (8.4%) *_48.8_% less impact to US waters (404 Permit)
Oak Trees (FEIR Sec. 4.3)	* 45 oak trees removed *10 oak tree encroachments	* 42 oak trees removed *13 oak tree encroachments	*3 less oak tree removals *3 more encroachments
Cultural Resources (FEIR Sec. 4.4)	*71.4 ac open space	*90.7 ac. open space	* Addition of 19.3 ac. of natural area

Geology & Soils (FEIR Sec. 4.5)	*2,240,000 cy mass grading *265,000 cy remedial grading *269,000 sf retaining walls	*1,660,000 cy mass grading *0 cy remedial grading *86,000 sf retaining walls	*Reduction of 580,000 cy in mass grading (25.8%) *Reduction of 265,000 cy remedial grading (100%) *Reduction of 183,000 sf of retaining walls (68%)
Hydrology (FEIR Sec. 4.6)	*4 debris basins	*1 debris basin	*Reduction of 3 debris basins (75%)
Noise (FEIR Sec. 4.7)	*2,505,000 cy grading 375 units	*1,660,000 cy grading 314 units	*33.7% reduction in grading equipment impact *16.3% reduction of bldg. constr. equipment impact
Fire Protection Services (FEIR Sec. 4.8)	*375 units	*314 units	*16.3% reduction in residential structures to serve
DESCRIPTION OF POTENTIAL IMPACTS	EXISTING 375-UNIT PROJECT	MODIFIED 314-UNIT PROJECT	DESCRIPTION OF MODIFICATIONS
Police Protection Services (FEIR Sec. 4.9)	*375 units	*314 units	*16.3% reduction in residential houses to serve
Schools (FEIR Sec. 4.10)	*375 units	*314 units	*Approximate 16% reduction in student generation (one student per house, all classes)
Libraries (FEIR Sec. 4.11)	*375 units	*314 units	*16.3% reduction in library demand
Traffic (FEIR Sec. 4.12)	*375 units	*314 units	*Reduction of 610 vehicle trips per day (16.3%) after build-out
Potable Water (FEIR Sec. 4.13)	*375 units	*314 units	*Reduction of 20,880 gal. per day of demand (16.3%)
Wastewater (FEIR Sec.4.14)	*375 units	*314 units	*Reduction of 44,880 gal. day of sewage discharge (16.3%)
Solid Waste (FEIR Sec. 4.15)	*375 units	*314 units	*Reduction of 735 lbs./unit/day of solid waste per day (16.3%)
Electric and Gas (FEIR Sec. 4.16 & 4.17)	*375 units	*314 units	16.3 % reduction of demand for gas and electricity

The Modified Project proposes to implement the same mitigation measures as the previous project where the measures are not related to the number of units, although the potential impacts of the Modified Project will be less. Where mitigation measures are specifically related to the number of units, the Modified Project will implement the same mitigation measures, but on an appropriate pro rata basis.

As shown above, these project modifications will result in the reduction of each potential impact identified in the original FEIR, and, therefore, will not cross the thresholds identified in Section 15162 of the California Environmental Quality Act (CEQA) that would require a subsequent EIR.

Therefore, this Project Amendment qualifies for an Addendum to the previously approved EIR, as authorized under CEQA Section 15164.

By: _____

Date: _____