



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

October 14, 2015

TO: Librarian  
Chatsworth Branch Library  
21052 Devonshire Street  
Chatsworth, CA 91311

FROM: Lynda Hikichi *LH*  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**SUBJECT: PROJECT NO. 99-239-(5) / AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 53138-4 / CONDITIONAL USE PERMIT MODIFICATION NO. 201400166**

The above mentioned permit is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on November 17, 2015.

Please have the materials listed below available to the public through December 3, 2015.

If you have any questions regarding this matter, please contact Lynda Hikichi of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Notice of Public Hearing / Vicinity Map
2. Factual
3. Project Description, Street Frontage Waiver Request, CUP Burden of Proof, Condition Modification List
4. EIR Addendum
5. Vesting Tentative Tract Map No. 53138-4 and Exhibit "A" dated July 22, 2015

THE DEPARTMENT OF REGIONAL PLANNING  
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING

The Los Angeles County Hearing Officer will conduct a public hearing on the following project. You will have an opportunity to testify or submit written comments.

**Date and Time:** Tuesday, November 17, 2015 at 9:00 a.m.

**Hearing Location:** Room 150, 320 West Temple Street, Los Angeles, CA 90012

**Permit(s):** Project No. 99-239-(5) / Amendment to Vesting Tentative Tract Map No. 53138-4 / Conditional Use Permit Modification No. 201400166

**Project Location:** North of the 118 Freeway between Topanga Canyon Boulevard and Canoga Avenue, Chatsworth

**Description:**

Amendment Map (dated July 22, 2015):

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, and modify phasing of final tract maps.

Conditional Use Permit ("CUP") Modification:

Request to modify text conditions of CUP 201100160 to reflect the changes proposed by the amendment to the tentative tract map.

Any person may oppose the granting of this request by submitting a written protest to the Director of Planning by **November 2, 2015**. Such protest letters should be mailed c/o Director of Planning, 320 West Temple Street, Room 1382, Los Angeles, California 90012.

**Environmental Determination:**

Addendum to Final Environmental Impact Report No. 99-239. No additional or increase in impacts are anticipated.

**Additional Information:**

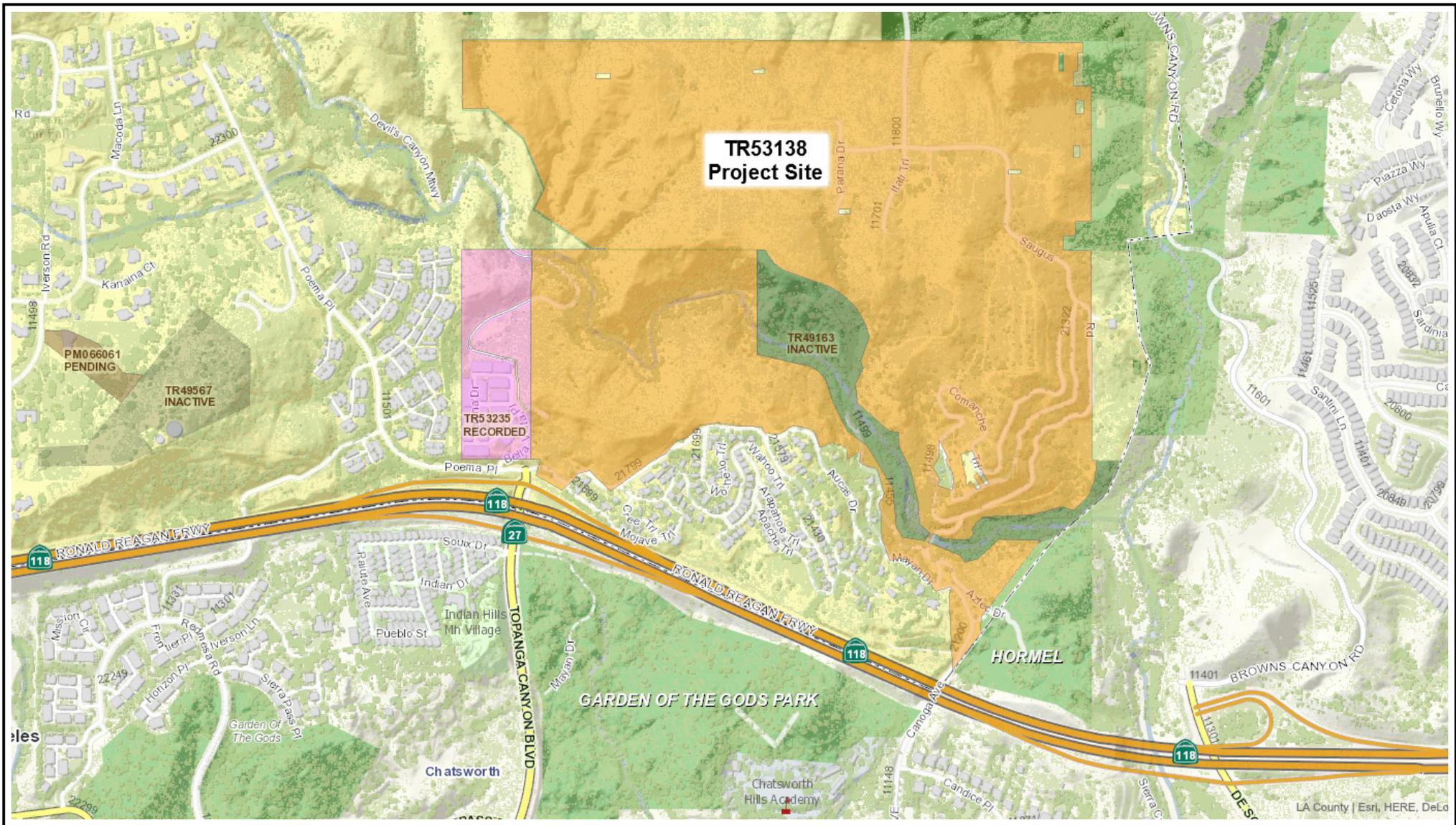
Review case materials online at <http://planning.lacounty.gov/case> or at Chatsworth Branch Library (818- 341-4276)  
21052 Devonshire Street, Chatsworth, CA 91311

San Fernando Library (818- 365-6928)  
217 N. Maclay Ave., San Fernando, CA 91340

**Contact:** Lynda Hikichi (E-mail: [lhikichi@planning.lacounty.gov](mailto:lhikichi@planning.lacounty.gov))  
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012  
Telephone: 213-974-6433 Fax: 213-626-0434

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days notice.

**Si necesita más información por favor llame al 213-974-6466.**



Created in GIS-NET3

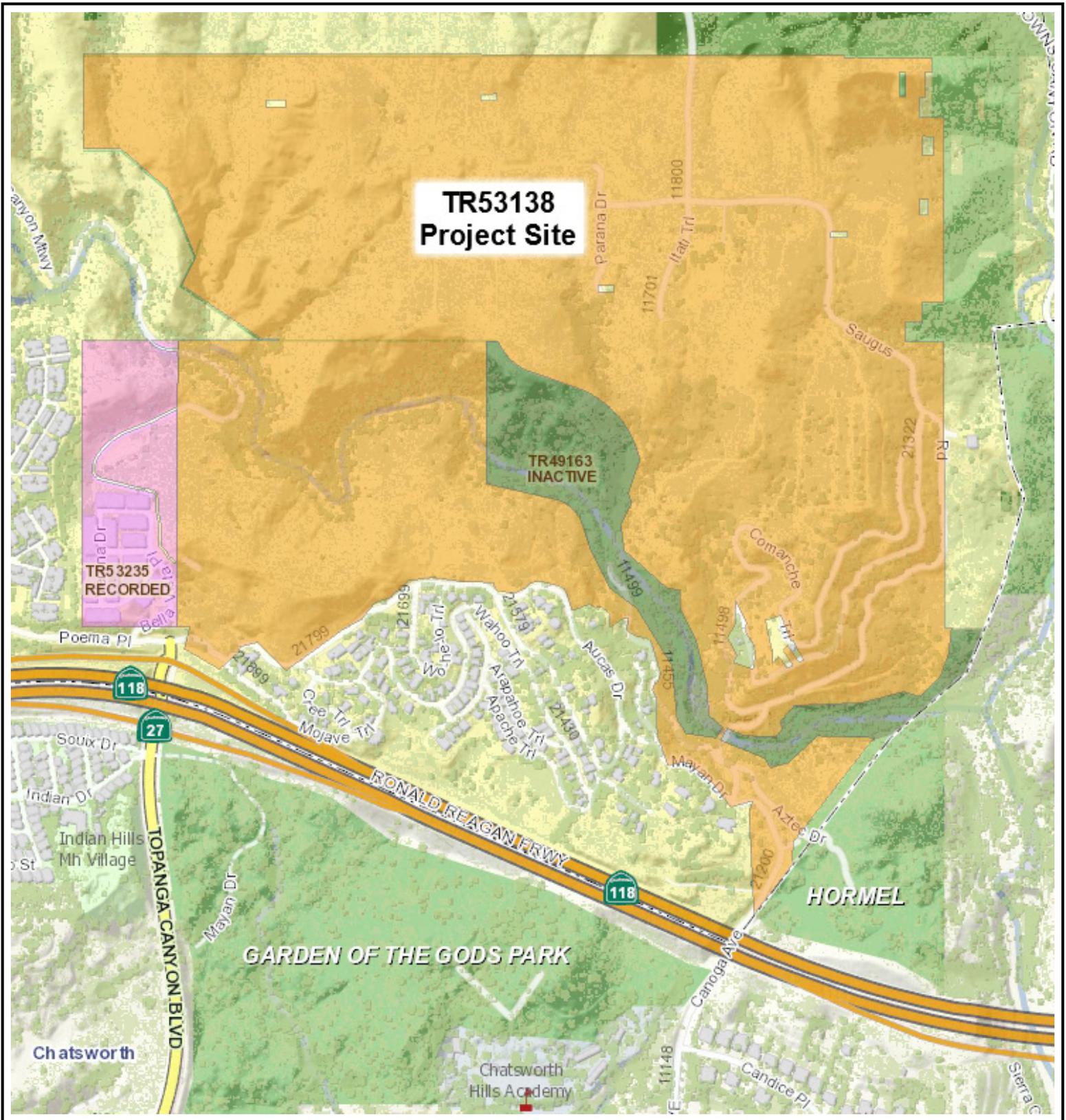
# Vicinity Map

Printed: Oct 08, 2015



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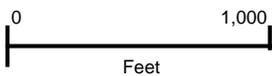




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## Vicinity Map

Printed: Oct 08, 2015



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

**PROJECT NUMBER**

99-239-(5)

**HEARING DATE**

November 17, 2015

**REQUESTED ENTITLEMENTS**

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

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Forestar Chatsworth, LLC (Steve Cameron)

**MAP/EXHIBIT DATE**

July 22, 2015

**PROJECT OVERVIEW**

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

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

**LOCATION**

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

**ACCESS**

Canoga Avenue, Poema Place

**ASSESSORS PARCEL NUMBER(S)**

See attached list.

**SITE AREA**

232.18 Acres

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

Chatsworth

**LAND USE DESIGNATION**

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

**ZONE**

A-1-1, R-1-6000

**PROPOSED UNITS**

314

**MAX DENSITY/UNITS**

314

**COMMUNITY STANDARDS DISTRICT**

NA

**ENVIRONMENTAL DETERMINATION (CEQA)**

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

**KEY ISSUES**

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

**CASE PLANNER:**

Lynda Hikichi

**PHONE NUMBER:**

(213) 974 - 6433

**E-MAIL ADDRESS:**

lhikichi@planning.lacounty.gov

## PROJECT DESCRIPTION

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

The applicant is requesting the approval of an amendment to Amended Tentative Tract Map 53138 (Deerlake Ranch) and its Exhibit Map and modification of the associated Conditional Use Permit. The amendment map depicts minor changes in the design of the previously approved project. Requested modification of the conditions of the CUP reflect the map changes. The Deerlake Ranch project site is located north of the 118 freeway between Canoga Avenue and Topanga Canyon Road. The irregularly-shaped property is 232.19 gross acres in size with flat to hilly terrain. A large portion of the property is generally a plateau that is bordered to the west and south by Devil's Canyon and to the east by Brown's Canyon.

The Deerlake Vesting Tentative Tract Map No 53138 was approved in 2004 and has been previously amended to reduce the number of residential lots to 314, reduce grading impacts, and avoid impacts to certain drainage courses.

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

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

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

### Street Frontage Waiver Request

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

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

Single-Family lots: 1-17, 40-314

Open Space lots: 317-318, 321, 327, 332-335, 338-340, 342-343, 345

Other: 315 (Park), 336 (Horse-Rest Area), 337(Debris Basin), 341 (Helispot)

The project has been designed in compliance with the private drive standards found in the County's Private Drives and Traffic Calming Design Guidelines Manual dated June 2009. The map has been reviewed for compliance with these standards by the Department of Public Works. The use of private drives allows the incorporation of a gated design for portions of the project. The private drives will be maintained by the future Homeowners Association.

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

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

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

Lots with less than required street frontage

Total of 19 lots

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

\*Portions of lot in both R-1-6,000 and A-1-1 zone. However, majority of lot at the street is within A-1-1 zone.

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

**BACKGROUND**

The project site is located north of the 118 freeway between Canoga Avenue and Topanga Canyon Road. The irregularly-shaped property is approximately 232.19 gross acres in size with flat to hilly terrain. A large portion of the property is generally a plateau that is bordered to the west and south by Devil's Canyon and to the east by Brown's Canyon.

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

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

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

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

The 2015 amendment to the tentative map requests the following:

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

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

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

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

Pursuant to Section 22.56.1630:

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

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

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

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

And Pursuant to Section 22.56.040:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The following conditions have been identified as those which need to be modified to reflect the changes proposed:

Conditions of Vesting Tentative Tract Map 53138

Condition No. 6: Submit evidence that the conditions of the Conditional Use Permit 99-239-(5), Conditional Use Permit Modification No. 201100160, Conditional Use Permit Modification No. 201400166 and Oak Tree Permit Case No. 20120001 have been recorded.

Condition No. 10: Provide at least 40 feet of frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of frontage at the property line for all other lots except for Lots No. 1, 2, 3, 6, 7, 8, 13, 14, 15, 49, 51, 52, 67, 68, 97, 98, 99, 100 and 101 which may have the reduced frontage indicated on the Amended Vesting Tentative Tract Map dated July 22, 2015 and except for flag lots, lots numbered 50, 53, and 54, Provide approximately radial lot lines for each lot.

Condition No. 25: Prior to the recordation of any final map unit that includes Schindler way, submit evidence satisfactory to the Director that an easement for ingress, egress, and underground utility purposes will be recorded for the benefit of properties to the north of the project. The easement shall extend by Lot 283 from the northerly tract boundary to private driveway and fire lane Schindler Way, continuing to a public road as shown on Vesting Tentative Tract Map No. 53138, and shall be a minimum of 28 feet, and a maximum of 58 feet in width.

Condition No. 30: Convey an easement for operation and maintenance of a helispot on lot 341 to the Consolidated Fire Protection District of the County of Los Angeles. Submit evidence of compliance with this condition to the Director of Planning prior to recordation of the final map

Condition No. 31: Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of residential and accessory structures over the following lots: Lot 315 (Park), 316 (Sheriff Station), 317, 335, 338, 340, 342, 343, 345 (Open Space) 336 (Horse Rest Area), 337 (Debris Basin), 341 (Helistop), 344 (Recreation Center). Recreational structures/facilities may be constructed on lots 315 (Park), 336 (Horse Rest Area) and 344 (Recreation Center), subject to approval of plot plans by the Director of Planning. 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. A debris basin may be constructed on lot 337. If necessary, drainage structures may be constructed within open space lots as shown on the drainage concept/hydrology study approved by the Department of Public Works.

Condition No. 45: Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each unit final map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance, and Conditional Use Permit 99-239-(5), Conditional Use Permit Modification No. 2011000160 and Conditional Use Permit Modification 20140016. Prior to approval of each final unit map, submit the following:

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

New:

Permission is granted to record a large lot parcel map as the first unit, without improvements, subject to the following:

- (a) The lots shall conform to those shown on the tentative maps as approved by Regional Planning;
- (b) Each lot shall be numbered on the final map and shall have a minimum gross area of 20 acres;
- (c) Assess to each lot shall be provided to the satisfaction of Regional Planning and Public Works; and
- (d) All Public Works conditions shall be met to the satisfaction of Public Works.

The following conditions have been identified as those which need to be modified to reflect the changes proposed:

Conditional Use Permit Modification No. 201100160:

Condition No. 1: The grant authorizes the use of the subject property for a total of 314 single-family residential lots, one debris basin lot, one park, one helispot lot, one horse rest lot, one sheriff's storefront facility, a private recreation center, 25 open space lots, and project associated infrastructure to be developed in compliance with hillside management and density-controlled development criteria, as depicted on the approved Exhibit "A" (dated March 24, 2004) as amended by the Exhibit "A" dated July 22, 2015 subject to the following conditions of approval.

Condition No. 2: A minimum of 50 percent of the 314 lots, or 157 lots, shall have a gross area of at least 5,000 square feet. A minimum of 136 lots shall contain a minimum net area of 15,000 square feet.

Condition No. 16: The subject property shall be graded, developed and maintained in substantial compliance with the approved Exhibit "A" which includes the amended vesting tentative tract map (dated July 22, 2015), Community Character booklet, and exhibit map. Amended or revised tentative maps approved for Vesting Tentative Tract Map No. 53138 may, at the discretion of the Director, constitute a revised Exhibit "A".

Condition No. 20: Any future development of the Not-A-Part parcels shall be subject to the regulations in effect at the time of such development, including the provisions of Section 66410 et. seq. of the California Government Code (Subdivision Map Act) and the requirements of the Subdivision and Zoning Ordinances. The project has been designed to allow the flexibility to integrate these parcels into the project design.

Condition No. 21: The applicant shall provide 182.45 acres of open space, representing 79 percent of the project site as depicted on the Open Space Exhibit (2015), consisting of undeveloped area, riding and hiking trails, graded slopes and open space within private lots, a park, a recreation center and other recreational amenities. Proof of dedication of 68 acres off-site as biological mitigation pursuant to the Mitigation Monitoring Plan and Environmental Findings of Fact shall be submitted.

Condition No. 24: An equestrian rest area shall be provided and permanently maintained by the Homeowners' Association on Lot336, as depicted on the approved Exhibit "A".

Condition No. 64: Pursuant to Chapter 22.72 of the County Code, pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$869 per dwelling unit (\$869 X 314 dwelling units=\$272,866). The permittee or its successor in interest may contact the County Librarian at (562)940-8430.

Condition No. 73: As required by the project mitigation measures and the conditions of Vesting Tentative Tract Map No, 53138, the permittee shall comply with the traffic improvement conditions set forth in the amended letter, dated March 6, 2006, from the City of Los Angeles Department of

Transportation. All transportation improvements shall be subject to the issuance of all required permits by the agencies with appropriate jurisdiction, including Los Angeles County Department of Public Works, Los Angeles City Department of Transportation ("LADOT) and the California Department of Transportation (CALTRANS).

NEW: Prior to issuance of a building permit)

- a. This grant shall authorize a planned private recreation facility on a property zoned as Residential R-1 pursuant to section 22.20. 100 of the Los Angeles County Code.
- b. The minimum parking requirements for the private recreation center is 1 parking space for each 250 square feet of building and one space for each three occupants based on an occupant load determination for the larger area of public assembly prepared by the Department of Public Works, Building and Safety Division. Parking shall be designed in compliance with the provisions of Part 11 of Section 22.52 of the Los Angeles County Code and with requirements for the provision of accessible parking spaces. If the recreation facility substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.
- c. The permittee shall provide short-term bicycle parking spaces. The number of bicycle spaces shall be determined at such time as a Revised Exhibit "A" is submitted.
- d. The permittee shall submit three copies of a Revised Exhibit "A" to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A".
- e. The permittee shall submit three copies of landscape plans to the Director for review and approval. The landscape plans shall provide a plant palette description, ratio of pervious and impervious surfaces and an irrigation plan.
- f. This grant does not approve project related signs. If sign approval is proposed subsequent to the public hearing, the permittee shall submit three copies of sign plans to the Director for review and approval
- g. Operation hours shall be limited between the hours of 7:00 a.m. and 10:00 p.m., seven days a week
- h. The permittee shall submit a lighting plan to the Director for review and approval. Any proposed lighting shall be shielded down and away from the adjacent residential properties to the east and comply with the County Code. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination, glare, and light trespass, and shall be turned off within thirty

minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot. The permittee shall provide adequate lighting above all entrances and exits to the premises and shall provide adequate lighting in all parking areas and walkways under the control of the permittee.

- i. The applicant shall comply with all conditions set forth in the County Fire Department letter.



## CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT

# SECOND ADDENDUM TO THE DEERLAKE RANCH PROJECT

LOS ANGELES COUNTY, CALIFORNIA

STATE CLEARINGHOUSE No: 2000061049

PROJECT No. 99-239(5)

VESTING TENTATIVE PARCEL MAP No. 53138

CONDITIONAL USE PERMIT/OAK TREE PERMIT No. 99239

OCTOBER 2015



**CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT**

**SECOND ADDENDUM TO THE  
DEERLAKE RANCH PROJECT**

**LOS ANGELES COUNTY, CALIFORNIA**

Lead Agency:

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

Prepared By:

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

**OCTOBER 2015**



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# 1. INTRODUCTION



# 1.0 INTRODUCTION

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## SUMMARY

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

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

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

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

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

## PURPOSE OF AN ADDENDUM

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

- No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects; and
- No new mitigation measures or alternatives which are considerably different from those analyzed in the previous 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.

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

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

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

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

## BACKGROUND

**Physical Features:** The project site is located north of the 118 freeway between Canoga Avenue and Topanga Canyon Boulevard; refer to **Figure 1.0**, *Vicinity Map* and **Figure 2.0**, *Aerial Photograph*. The irregularly-shaped property is 230.58 gross acres in size with flat to hilly terrain. A large portion of the property is generally a plateau that is bordered to the west and south by Devil's Canyon and to the east by Browns Canyon.

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

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

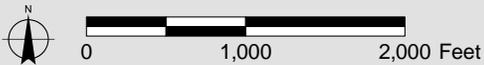
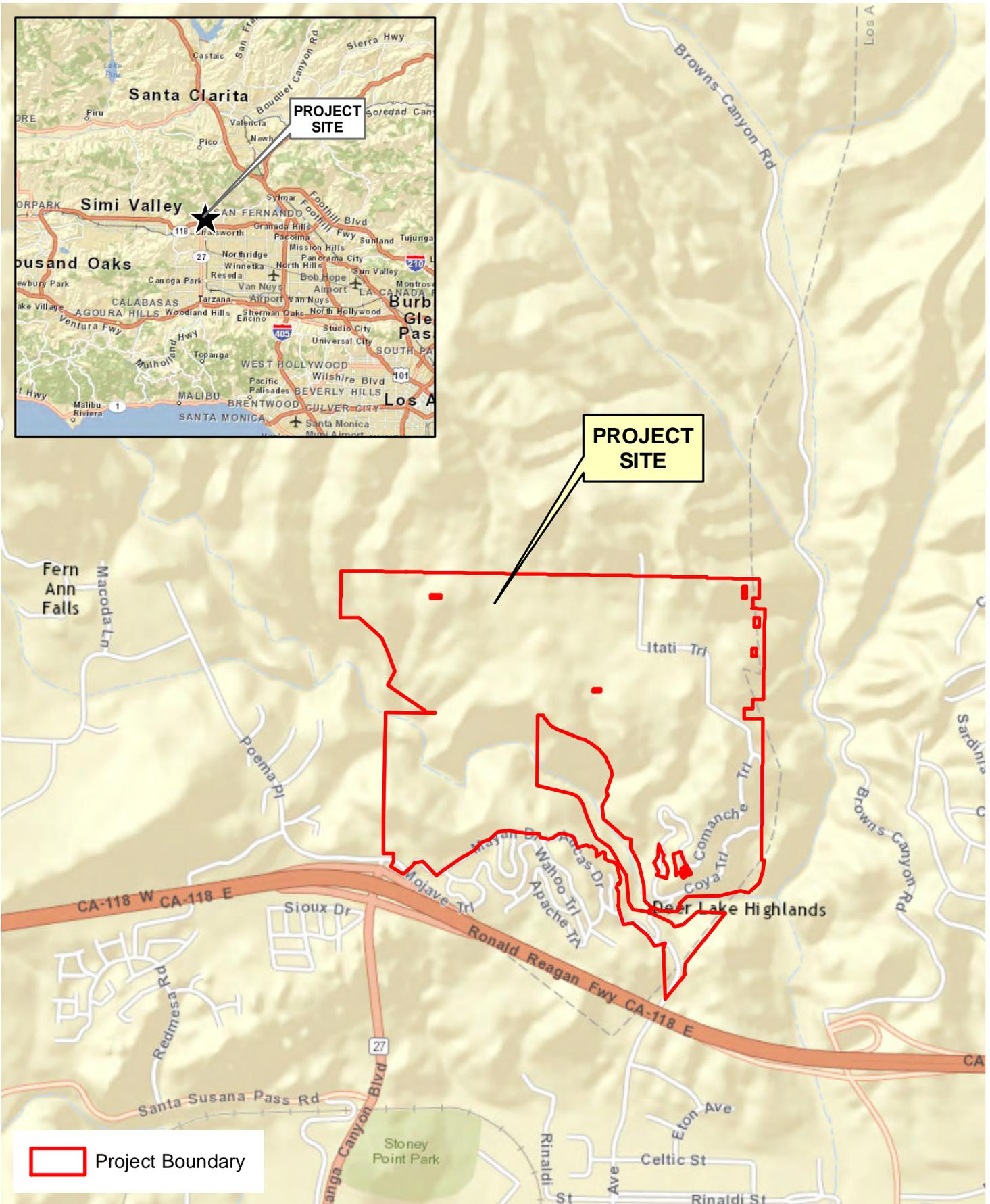
**Land Use:** A majority of the Project site is vacant. However, two single-family residences are included in Not A Part (NAP) areas surrounded by the project site, and one single-family residence is located along the easterly perimeter of the project site.

**Zoning:** The project site is currently zoned A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) and R-1-6,000 (Single-Family Residential - 6,000 Square Feet Minimum Required Lot Area).

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

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

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### Regional Location Map

FIGURE

1

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



 Project Boundary



0 700 1,400 Feet

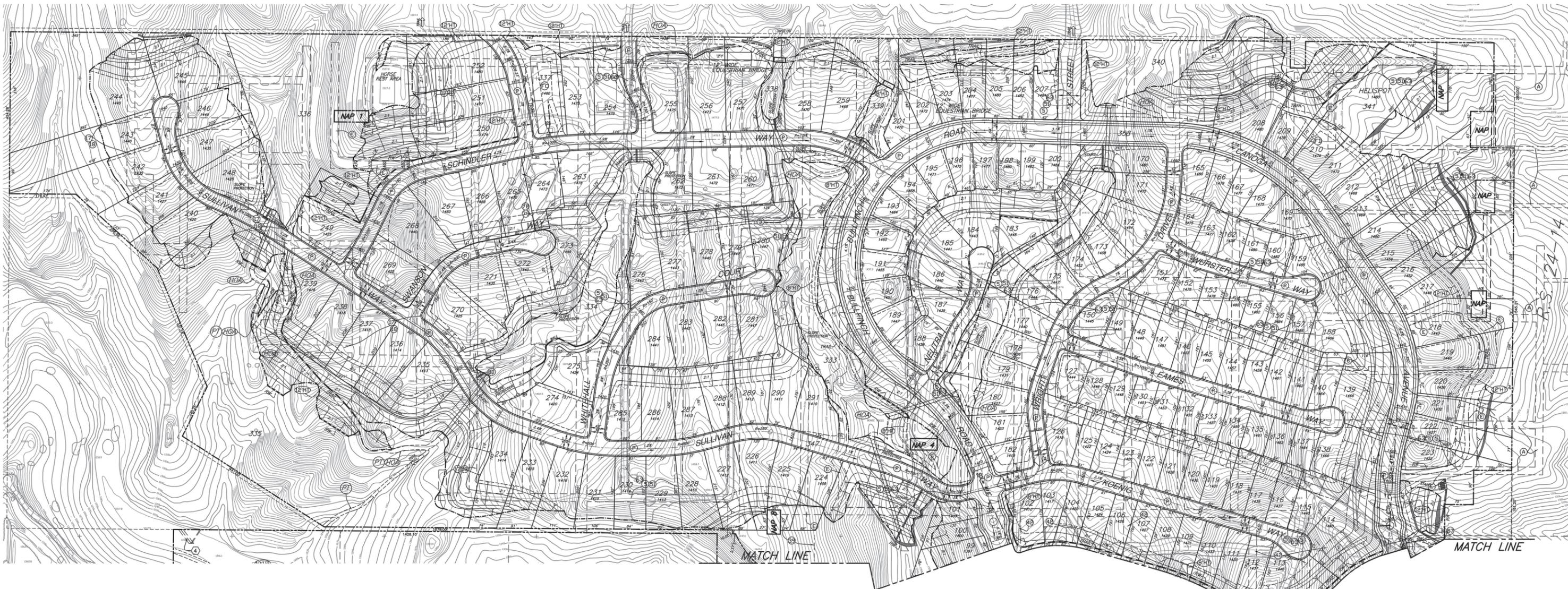
## Aerial Photograph

Deerlake Ranch Addendum

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

FIGURE

2



**LEGEND**

- SDL - LINE OF SIGHT
- (A) - Street easements per R.S. 24-17 & R.S. 24-14
- (P) - PRIVATE DRWY & FIRELANE
- (\*) - PORTION OF EXIST PVT. ROAD OR DRWY TO BE RELOCATED AND JOIN EXIST.
- (E) - PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.
- (2HT) - PROPOSED HORSE TRAIL EASEMENT TO COUNTY OF L.A.
- (FC) - PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.
- (FD) - PROPOSED 20' EASEMENT TO L.A.CO. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.
- (PT) - 8' PRIVATE HORSE TRAIL TO BE MAINTAINED BY H.O.A.
- RW - RETAINING WALL
- RUA - RESTRICTED USE AREA
- NAP - NOT A PART OF THIS SUBDIVISION
- (FL) - EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES
- (HOA) - EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES

SEE SHEET 2

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

CASE No. 99-239



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

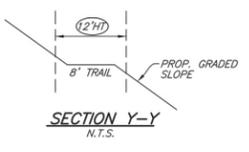
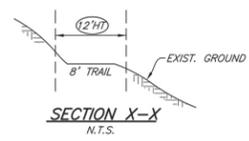
Deerlake Ranch Addendum  
 Source: B & E Engineers, 2015.

FIGURE  
**3A**



**LEGEND**

- SDL - LINE OF SIGHT
- (A) - Street easements per R.S. 24-17 & R.S. 24-14
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- (\*) - PORTION OF EXIST. PVT. ROAD OR DRIVE TO BE RELOCATED AND JOIN EXIST.
- (E) - PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.
- (12'HT) - PROPOSED HORSE TRAIL EASEMENT TO COUNTY OF L.A.
- (FC) - PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.
- (FD) - PROPOSED 20' EASEMENT TO L.A.CO. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.
- (PT) - PRIVATE HORSE TRAIL TO BE MAINTAINED BY H.O.A.
- RW - RETAINING WALL
- RUA - RESTRICTED USE AREA
- NAP - NOT A PART OF THIS SUBDIVISION
- (R) - REMAINDER PARCEL PER SECTION 66424.6
- (FL) - EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES
- (HDA) - EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES



DEPT OF REGIONAL PLANNING  
 TR53138-2 AMENDMENT  
 FEB 13 2013

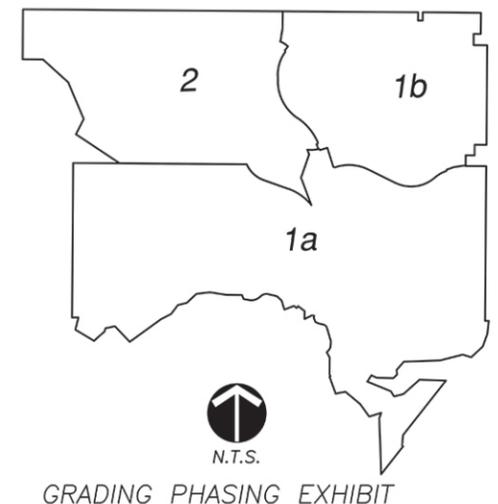
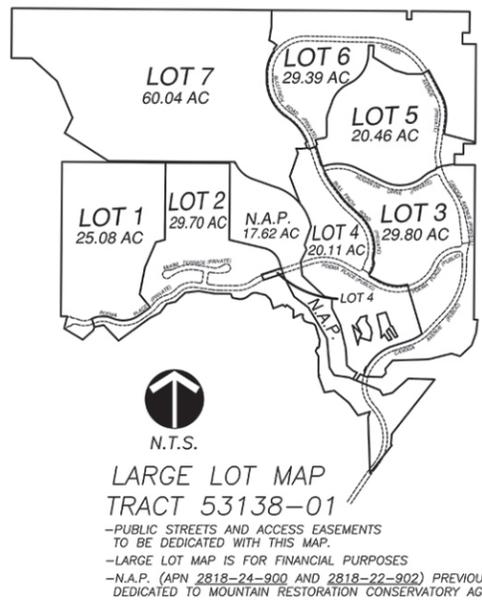
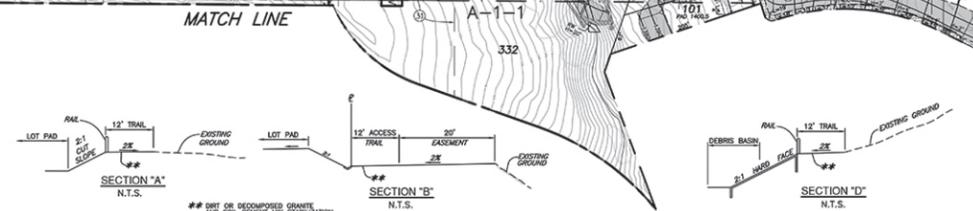
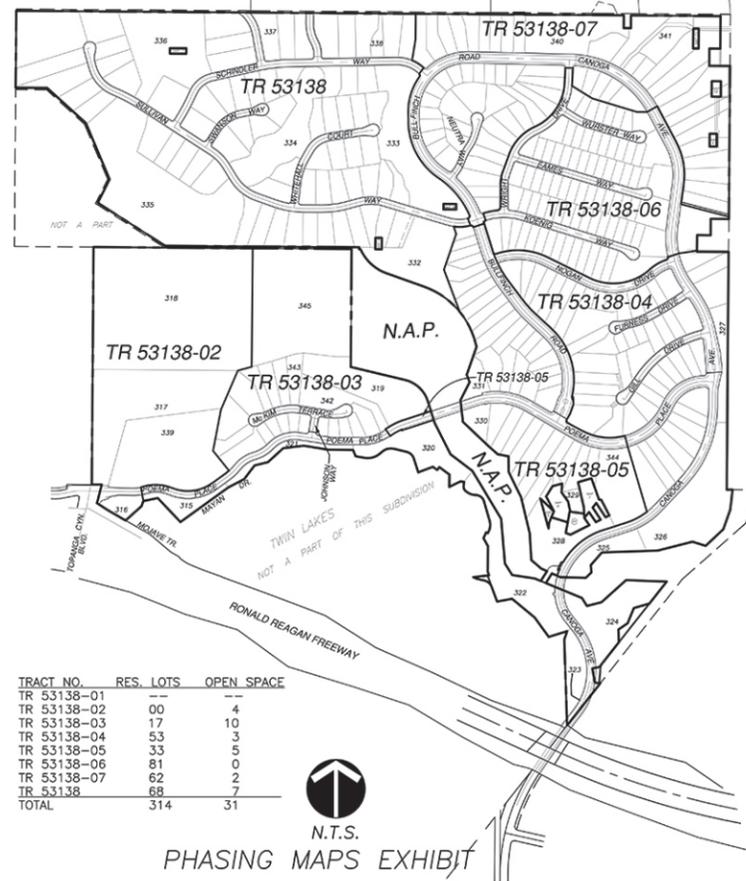
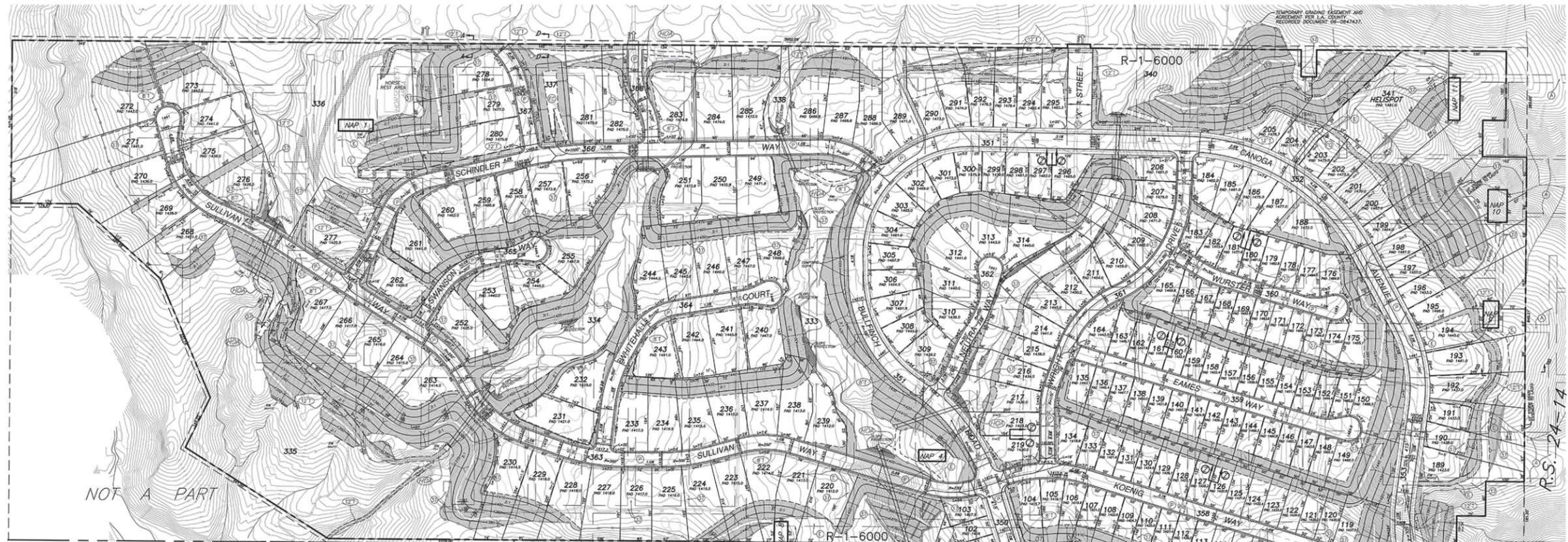
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 STATE OF CALIFORNIA.

CASE No. 99-239

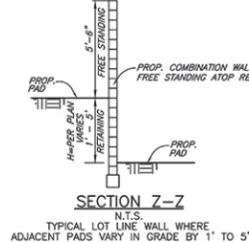


**Approved Vesting Tentative Tract Map 53138 (South)**

Deerlake Ranch Addendum  
 Source: B & E Engineers, 2015.



SEE SHEET 2



- LEGEND**
- SOL - LINE OF SIGHT
  - A - Street easements per R.S. 24-17 & R.S. 24-14
  - P - PRIVATE DRIVE & FIRELANE
  - ⊗ - PORTION OF EXIST. PVT. ROAD OR DRIVE TO BE RELOCATED AND JOIN EXIST.
  - E - PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.
  - 12' - PROPOSED 12' TRAIL EASEMENT TO COUNTY OF L.A.
  - FC - PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES
  - FD - PROPOSED 20' EASEMENT TO L.A.C.D. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.
  - 8' - PROPOSED 8' TRAIL EASEMENT TO COUNTY OF L.A.
  - RW - RETAINING WALL
  - RUA - RESTRICTED USE AREA
  - NAP - NOT A PART OF THIS SUBDIVISION
  - FE - EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES
  - HCO - EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES

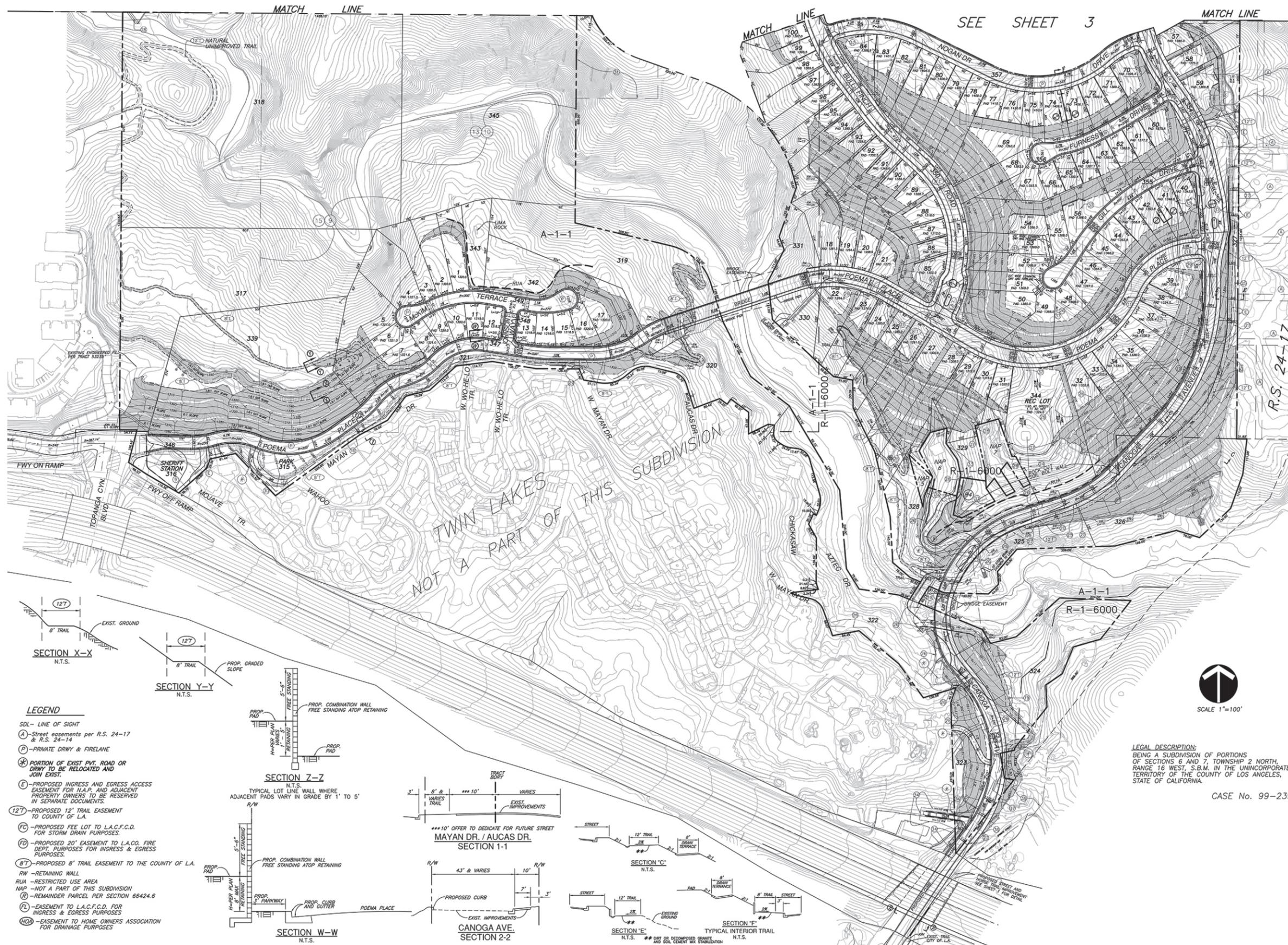
CASE No. 99-239

**LEGAL DESCRIPTION:**  
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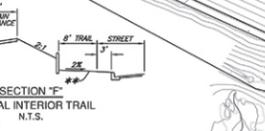
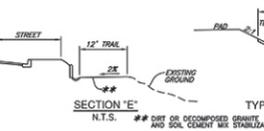
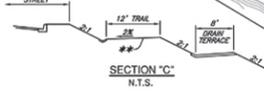
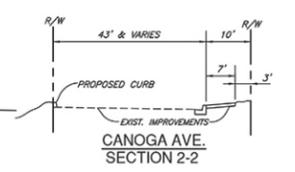
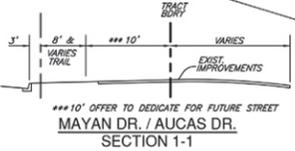
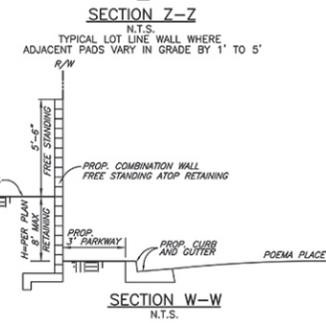
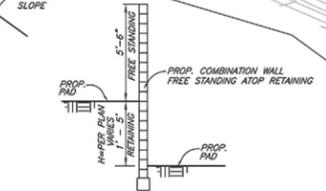
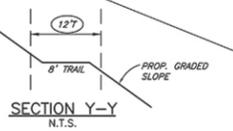


**Proposed Vesting Tentative Tract Map 53138 (North)**

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



- LEGEND**
- SDI - LINE OF SIGHT
  - (A) - Street easements per R.S. 24-17 & R.S. 24-14
  - (P) - PRIVATE DRIVE & FIRELANE
  - (\*) - PORTION OF EXIST. PVT. ROAD OR DRIVE TO BE RELOCATED AND JOIN EXIST.
  - (E) - PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.
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  - (20) - PROPOSED 20' EASEMENT TO L.A.CO. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.
  - (8T) - 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 68424.6
  - (L) - EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES
  - (MCA) - EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES



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

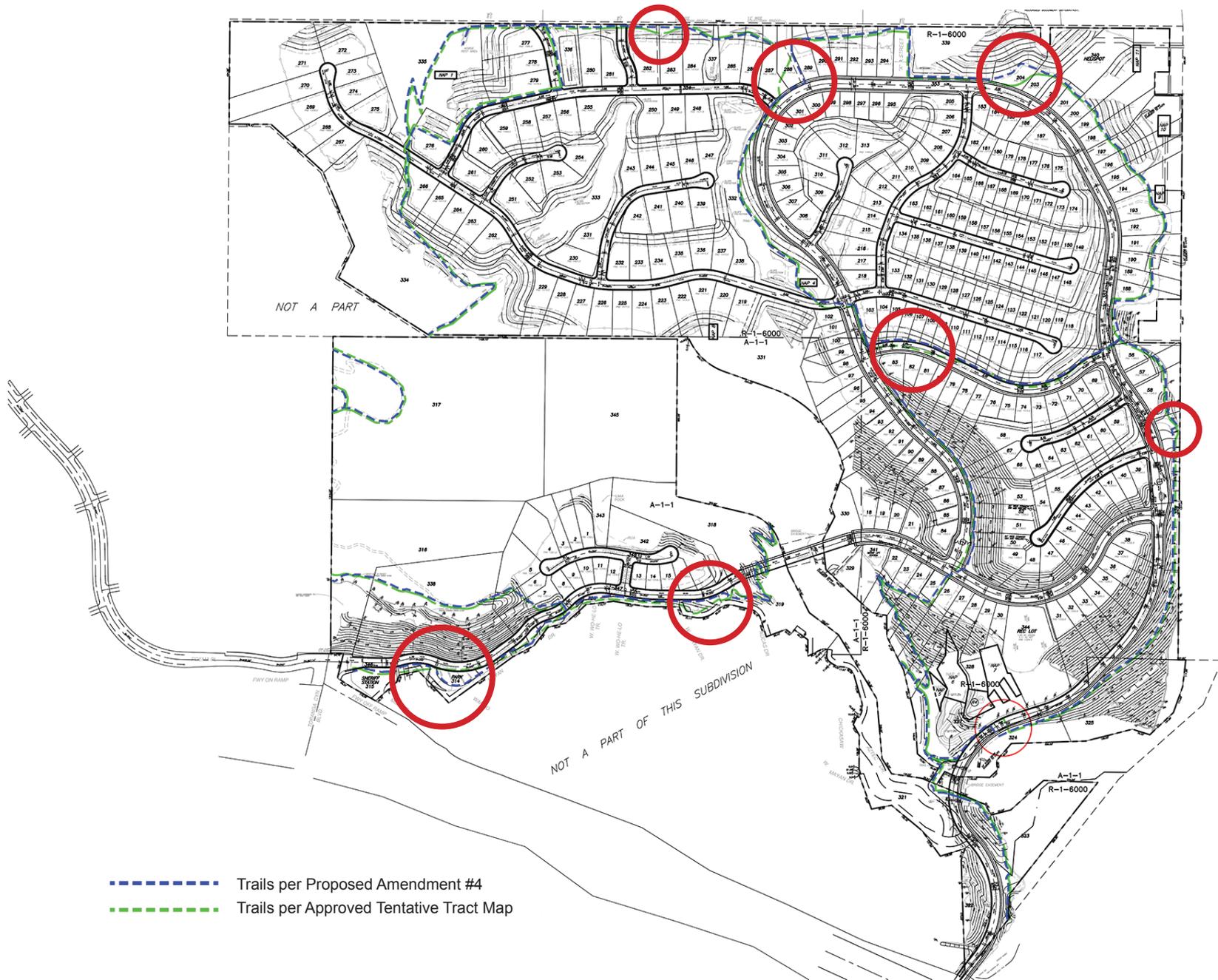


CASE No. 99-239

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

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





- Trails per Proposed Amendment #4
- Trails per Approved Tentative Tract Map

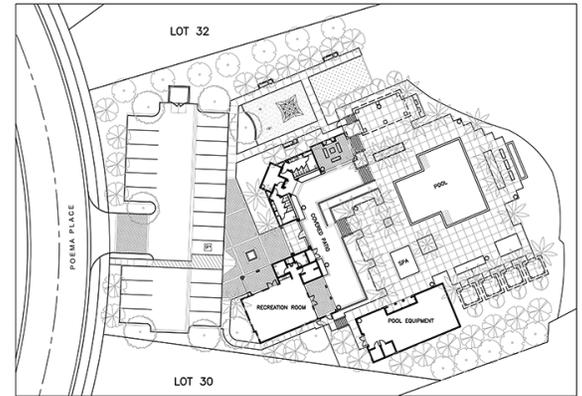
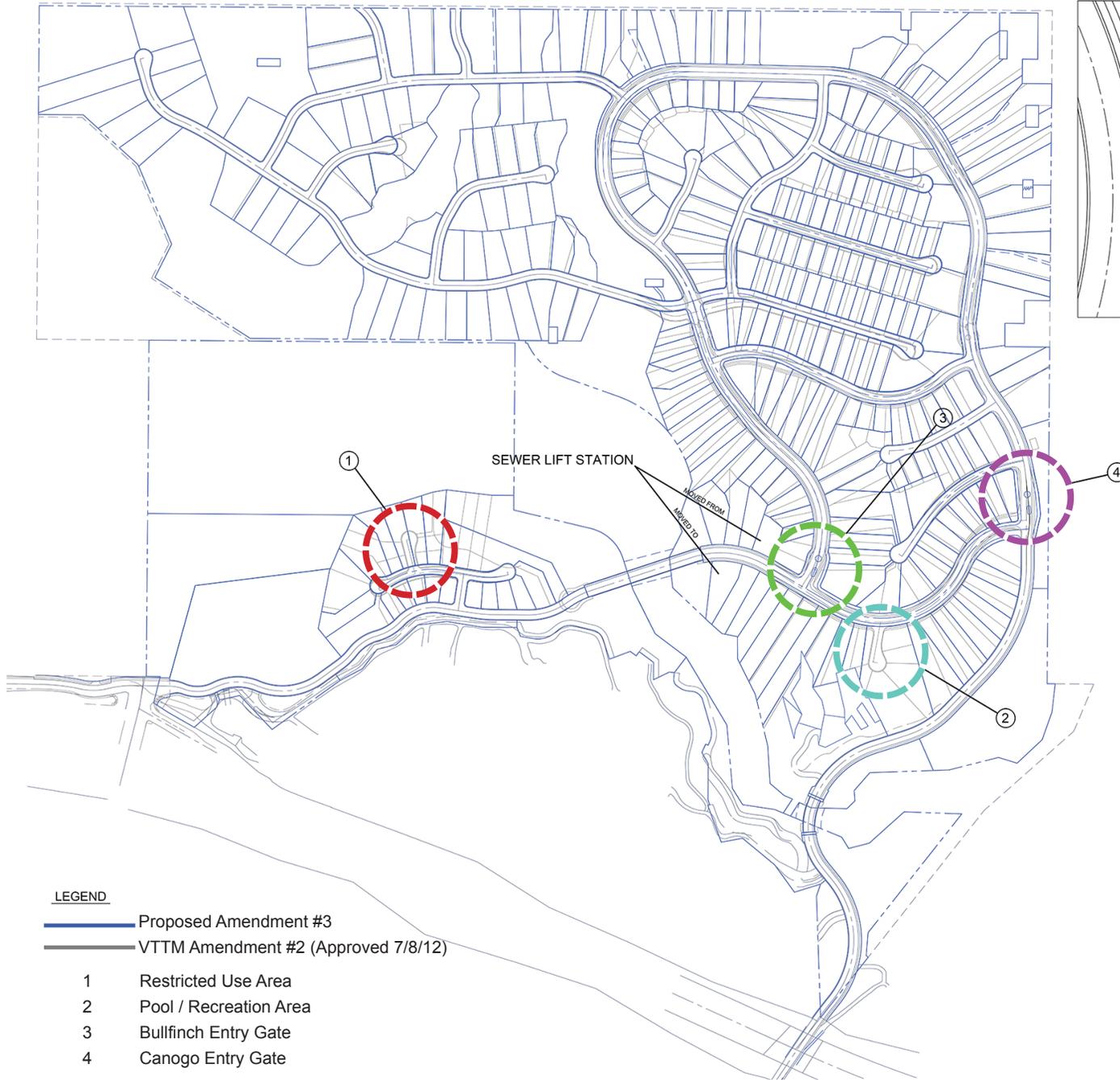


## Trails Overlay

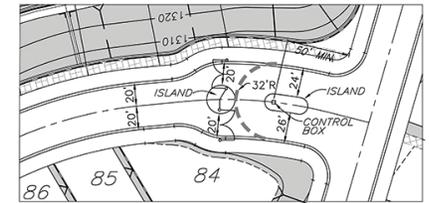
Deerlake Ranch Addendum  
Source: United Civil, Inc., 2015.

FIGURE

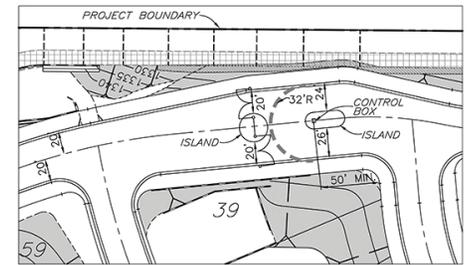
5



② RECREATION CENTER  
CONCEPTUAL SITE PLAN



③ BULLFINCH GATE



④ CANOGA GATE

**LEGEND**

- Proposed Amendment #3
- VTTM Amendment #2 (Approved 7/8/12)
- 1 Restricted Use Area
- 2 Pool / Recreation Area
- 3 Bullfinch Entry Gate
- 4 Canoga Entry Gate

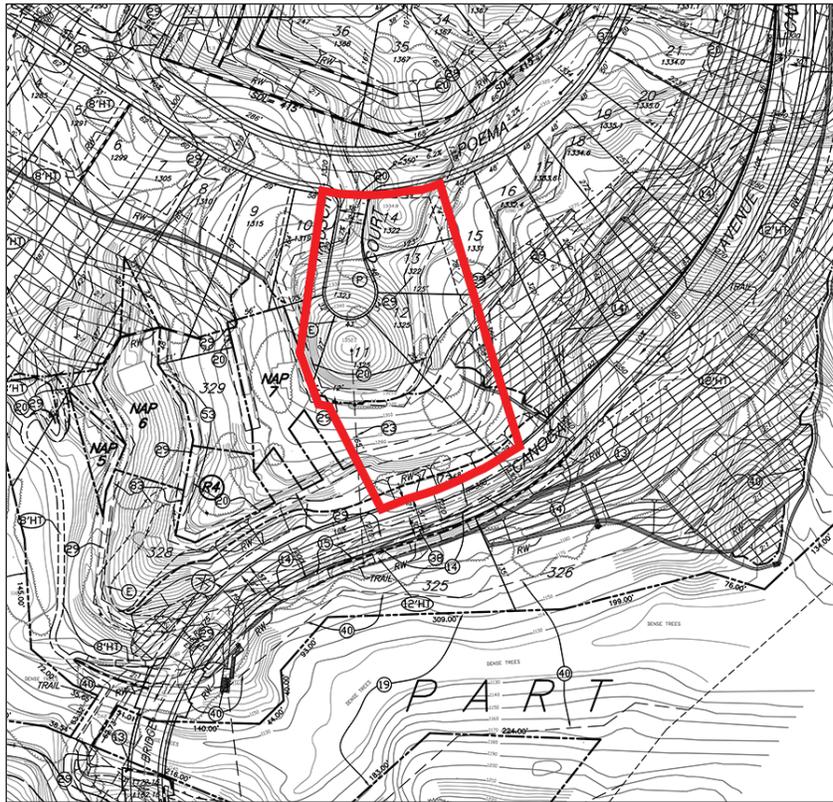


**Location Map of Proposed Amendments**

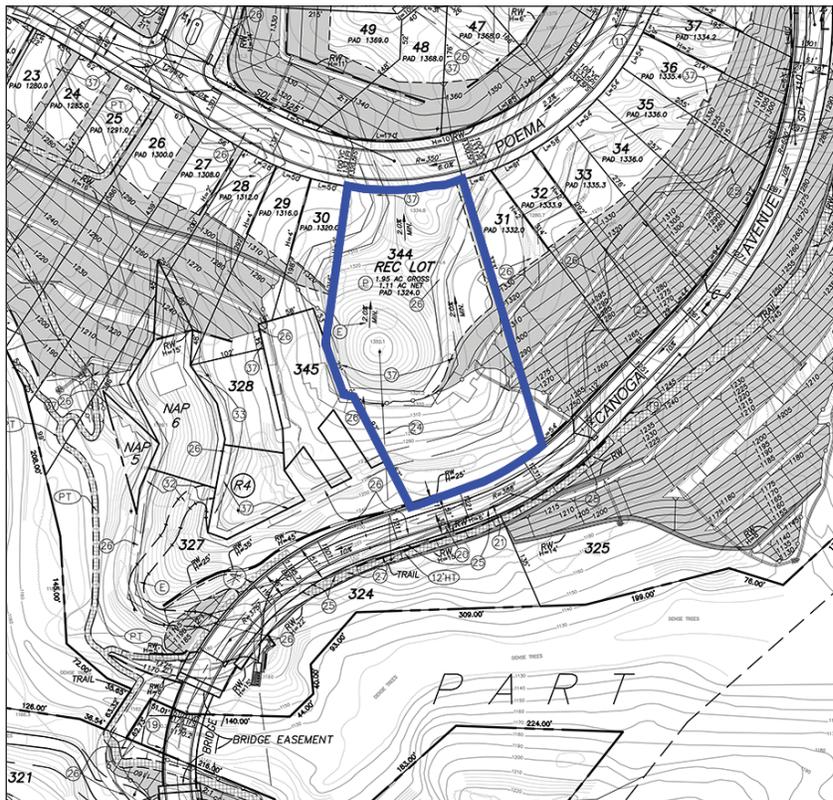
Deerlake Ranch Addendum  
Source: United Civil, Inc., 2015.



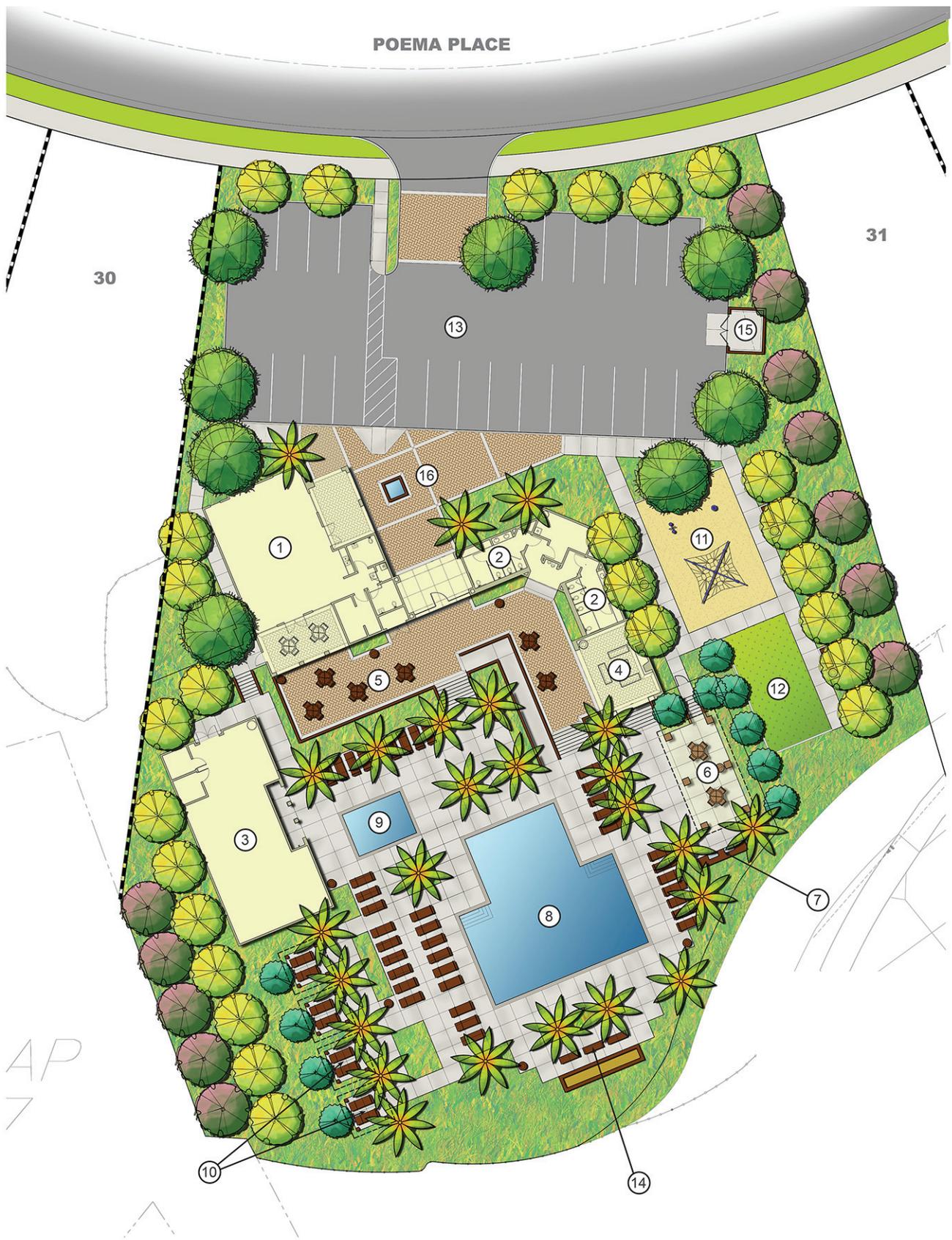
FIGURE



Approved Project  
4 Residential Lots & Cul-de-Sac



Amended Project  
(Recreation Center)



## PREVIOUSLY APPROVED PROJECT MODIFICATIONS

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

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

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

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

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

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

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

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

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

## 2. PROJECT DESCRIPTION



## 2.0 PROJECT DESCRIPTION

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### AMENDED PROJECT

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

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

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

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

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

### PROPOSED MODIFICATIONS OF THE AMENDED PROJECT

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

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

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

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

- Condition No. 10, as currently approved, reads as follows: Provide at least 40 feet of frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of frontage at the property line for all other lots, except for Lot Nos. 12, 13, 15, 16, 17, 18, 19, 33, 34, 37, 55, 63, 64, 65, 66, 67, 68, 69, 78, 92, 95, 96, 97, 98, 99, 101, 157, 244, 296, 298, 299, 307, 310, 311, which may have the reduced frontage indicated on the Amended Vesting Tentative Tract Map dated July 12, 2011, and except for flag lots. Provide approximately radial lot lines for each lot.

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

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

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

- Condition No. 45, as currently approved reads as follows: Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each unit final map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance, and Conditional Use Permit 99-239-(5). Prior to approval of each unit final map, submit the following:
  - A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final maps; and
  - A summary sheet indicating the number and type of all lots shown on the current and previous final maps.

With the requested fourth amendment to the VTTM, the applicant would modify the condition to read as follows: Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each unit final map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance, and Conditional Use Permit 99-239-(5), Conditional Use Permit Modification No.2011000160 and Conditional Use Permit Modification 201400166. Prior to approval of each unit final map, submit the following:

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

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

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

- Condition No. 1, as currently approved, reads as follows: The grant authorizes the use of the subject property for a total of 314 single-family residential lots, one debris basin lot, one helispot lot, one sheriffs storefront facility, 25 open space lots, one "remainder parcel," and project-associated infrastructure to be developed in compliance with hillside management and density-controlled development design review criteria, as depicted on the approved Exhibit "A" (dated March 24, 2004), as amended on September 16, 2008, and July 18, 2012, subject to the following conditions of approval.

With the requested modification, the applicant is revising and adding the following to Condition No. 1 and it would read as follows: The grant authorizes the use of the subject property for a total of 314 single-family residential lots, one debris basin lot, one helispot lot, one sheriffs storefront facility, a private recreation center, 25 open space lots, one park, one horse rest lot, and project-associated infrastructure to be developed in compliance with hillside management and density-controlled development design review criteria, as depicted on the approved Exhibit "A" (dated July 22, 2015), subject to the following conditions of approval.

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

With the requested modification, the applicant is revising and adding the following to Condition No. 2 and it would read as follows: A minimum of 50 percent of the 314 lots, or 157 lots, shall have a gross area of at least 15,000 square feet. A minimum of 136 lots shall contain a minimum net area of 15,000 square feet.

- Condition No. 16, as currently approved, reads as follows: The subject property shall be graded, developed and maintained in substantial compliance with the approved Exhibit "A", which includes the amended vesting tentative tract map (dated March 10, 2011), Community Character booklet, and exhibit maps. Amended or revised tentative maps approved for Vesting Tentative Tract Map No. 53138 may, at the discretion of the Director, constitute a revised Exhibit "A".

With the requested modification, the applicant is revising and adding the following to Condition No. 16 and it would read as follows: The subject property shall be graded, developed and maintained in substantial compliance with the approved Exhibit "A", which includes the amended vesting tentative tract map (dated July 12, 2015), Community Character booklet, and

exhibit map. Amended or revised tentative maps approved for Vesting Tentative Tract Map No. 53138 may, at the discretion of the Director, constitute a revised Exhibit "A".

- Condition No. 20, as currently approved, reads as follows: Any future development of the one lot designated as a remainder parcel shall be subject to the regulations in effect at the time of such development, including the provisions of Section 66410 *et seq.* of the California Government Code (Subdivision Map Act) and the requirements of the Subdivision and Zoning Ordinances.

With the requested modification, the applicant is revising and adding the following to Condition No. 20 and it would read as follows: Any future development of the Not-A-Part parcels shall be subject to the regulations in effect at the time of such development, including the provisions of Section 66410 *et seq.* of the California Government Code (Subdivision Map Act) and the requirements of the Subdivision and Zoning Ordinances. The project has been designed to allow the flexibility to integrate these parcels into the project design.

- Condition No. 21, as currently approved, reads as follows: The applicant shall provide no less than 175 acres of open space, representing 76 percent of the project site, consisting of 73.5 acres of undeveloped area, 58.7 acres of landscaped slopes, and 4.69 acres of riding and hiking trails and 39 acres of landscaped yards. An additional 68 acres off-site shall be dedicated to the County or public conservation agency satisfactory to the Director, as biological mitigation pursuant to the Mitigation Monitoring Plan and Environmental Findings of Fact for the project.

With the requested modification, the applicant is revising and adding the following to Condition No. 21 and it would read as follows: The applicant shall provide 182.45 acres of open space, representing 79 percent of the project site as depicted on the Open Space Exhibit (2015), consisting of undeveloped area, riding and hiking trails, graded slopes and open space within private lots, a park, a horse rest area, a recreation center and other recreational amenities. Proof of dedication of 68 acres off-site as biological mitigation pursuant to the Mitigation Monitoring Plan and Environmental Findings of Fact shall be submitted.

- Condition No. 24, as currently approved, reads as follows: An equestrian rest area shall be provided and permanently maintained by the Homeowners' Association on the parcel adjacent to Lot 336, as depicted on the approved Exhibit "A". If necessary, an alternative location in the same general vicinity may be considered subject to the approval of a revised Exhibit "A".

With the requested modification, the applicant is revising and adding the following to Condition No. 24 and it would read as follows: An equestrian rest area shall be provided and permanently maintained by the Homeowners' Association on Lot 336, as depicted on the approved Exhibit "A".

- Condition No. 64, as currently approved, reads as follows: Pursuant to Chapter 22.72 of the County Code, pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$829 per dwelling unit (\$829 X 314 dwelling units = \$260,306). The permittee or its successor in interest may contact the County Librarian at (562) 940-8430.

With the requested modification, the applicant is revising and adding the following to Condition No. 64 and it would read as follows: Pursuant to Chapter 22.72 of the County Code, pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the

Department of Regional Planning. The current fee amount is \$869 per dwelling unit (\$869 x 314 dwelling units = \$272,866). The permittee or its successor in interest may contact the County Librarian at (562) 940-8430.

- Condition No. 73, as currently approved, reads as follows: As required by the project mitigation measures and the conditions of Vesting Tentative Tract Map No, 53138, the permittee shall comply with the traffic improvement conditions set forth in the letter, dated July 28, 2003 from the City of Los Angeles Department of Transportation as its attached letter dated June 6, 2002, from the City of Los Angeles Department of Transportation. All transportation improvements shall be subject to the issuance of all required permits by the agencies with appropriate jurisdiction, including Los Angeles County Department of Public Works, Los Angeles City Department of Transportation ("LADOT") and the California Department of Transportation ("CALTRANS").

With the requested modification, the applicant is revising and adding the following to Condition No. 73 and it would read as follows: As required by the project mitigation measures and the conditions of Vesting Tentative Tract Map No, 53138, the permittee shall comply with the traffic improvement conditions set forth in the amended letter, dated March 6, 2006 from the City of Los Angeles Department of Transportation. All transportation improvements shall be subject to the issuance of all required permits by the agencies with appropriate jurisdiction, including Los Angeles County Department of Public Works, Los Angeles City Department of Transportation ("LADOT") and the California Department of Transportation ("CALTRANS").

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

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

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

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

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

Table 2.0-1

Summary Of Project Modifications

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

Source: PCR Services Corporation, 2015

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

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

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

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

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

### **3. IMPACT ANALYSIS**



## 3.0 IMPACT ANALYSIS

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### SUMMARY

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

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

### CERTIFIED FEIR SECTION 4.1 - AESTHETIC AND VISUAL RESOURCES

#### Summary of Analysis in Certified FEIR

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

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

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

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

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

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

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

- 4.1-1. The primary east-west ridgeline along the northern project boundary shall be retained in undisturbed natural open space to provide for a natural viewshed backdrop;
- 4.1-2. Approximately 70 acres of the project site has been or is proposed to be dedicated to the Santa Monica Mountains Conservancy for preservation of significant aesthetic resources. Those portions not currently dedicated as undisturbed open space shall be dedicated prior to issuance of a grading or building permit, whichever occurs first; and
- 4.1-3. A comprehensive landscape plan shall be approved by the County, prior to the issuance of a grading permit or building permit, whichever occurs first.

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

### **Analysis of the Amended Project**

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

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

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

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

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

## **CERTIFIED FEIR SECTION 4.2 - AIR QUALITY**

### **Summary of Analysis in Certified FEIR**

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

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

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

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

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

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

- 4.2-5. Homes shall include as an option the following residential design features that encourage trip elimination or trip diversion to alternative transportation:
- Pre-wired for various telecommunications systems access for in-home offices
  - Pre-wired for 220V electric vehicle charging systems

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

### **Analysis of the Amended Project**

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

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

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

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

## **CERTIFIED FEIR SECTION 4.3 - BIOLOGICAL RESOURCES**

### **Summary of Analysis in Certified FEIR**

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

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

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

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

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

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

- 4.3-1. An off-site mitigation parcel shall be dedicated to Los Angeles County or a public conservation agency to the satisfaction of Los Angeles County Department of Regional Planning. The mitigation parcel shall be of a minimum size of the collective total of all on-site project sensitive vegetation impacted (but not less than 68 acres) and shall be adjacent to or and contiguous with permanent open space of comparable size;
- 4.3-2. The applicant shall mitigate impacts to 0.03 acre of onsite willow woodland based on recommendations of the project biologist (see Appendix G of the certified FEIR) and to the satisfaction of the California Department of Fish and Game ("CDFG", now California Department of Fish and Wildlife) and the Los Angeles County Department of Regional Planning. The mitigation plans shall be reviewed and approved by these agencies prior to the issuance of grading permits. This mitigation measure will be implemented on the mitigation parcel with 0.12 (Section 3.3.2, Revision C of Final EIR) acre (representing a minimum 4:1 ratio);
- 4.3-3. All eucalyptus shall be removed from open space portions of the project site to enhance the biological values of open space areas, reduce the risk of a canopy fire, and prevent further encroachment of eucalyptus into native habitats to the satisfaction of the Los Angeles County Department of Regional Planning prior to the issuance of grading permits. To avoid impacts

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

- 4.3-4. Impacts to Plummer's mariposa lily shall be mitigated through a 2:1 replacement of impacted individuals and an additional 2:1 replacement through preservation. Relocated Plummer's mariposa lily will be planted on the mitigation parcel. A qualified biologist/botanist shall oversee all aspects of this mitigation plan per the recommendations of the project biologist (included in Appendix G of the certified FEIR);
- 4.3-5. If earthmoving activities are scheduled to start at the site between April 10 and August 15 (the vireo nesting season) a qualified biologist will perform a one-day survey of the potential vireo habitat for the presence of nesting vireos not more than seven days prior to the start of such earthmoving activities. If any nesting vireos are observed, no work (vegetation clearing, earthmoving, or construction) may occur on the plateau above the riparian habitat within 150 feet of the nest, or in the riparian habitat within 500 feet of the nest. If any nesting vireos are observed, the qualified biologist will monitor activities occurring within 1,000 feet of the nest to ensure compliance with this condition;
- 4.3-6. If earthmoving activities start outside the vireo nesting season (August 16 through April 9), no additional vireo surveys will be required, unless (during the vireo nesting season) said work ceases for a period of more than 15 days before beginning again. In such case, the restart of earthmoving activities will be considered as a new start of earthmoving activities, subject to the condition above;
- 4.3-7. A storm water pollution prevention plan (SWPPP) shall be in place to direct prevention and/or minimization of storm water runoff from the work site during construction to prevent/minimize impacts to riparian/wetland vegetation and its associated species;
- 4.3-8. Special construction methods as recommended by the project bridge engineer (see Appendix D of the certified FEIR) shall be implemented to incorporate clear spans across Devil Canyon for the proposed bridges;
- 4.3-9. Coastal sage impacts of 2.39 acres will be mitigated to the satisfaction of the Los Angeles County Department of Regional Planning through the preservation of a minimum 4.78 acres of coastal sage scrub or coastal sage scrub/chaparral ecotone on the mitigation parcel;
- 4.3-10. Coast live oak woodland impacts of 1.3 acres will be mitigated to the satisfaction of the Los Angeles County Department of Regional Planning through the preservation of 2.6 acres (which represent a 2:1 mitigation ratio) on the project site and the mitigation parcel.
- 4.3-11. All manufactured slopes outside of the irrigated fuel modification zone shall be landscaped with locally indigenous plant materials in accordance with the landscape concept contained in Exhibit 2.9 and to the satisfaction of the Los Angeles County Department of Regional Planning.
- 4.3-12. All impacted oak trees, totaling 42, shall be mitigated (2:1 replacement with 15 gallon trees). All oak tree mitigation shall be monitored by a qualified arborist, in accordance with the

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

- 4.3-13. Copies of the final Oak Tree Report and the Los Angeles County approved Oak Tree Permit will be maintained on-site during construction. Implementation of work approved by the Oak Tree Permit shall not begin prior to issuance of a grading permit;
- 4.3-14. Prior to any construction activity, the applicant shall have a qualified biologist survey the project site for the presence of any occupied raptor nests, as protected by the Migratory Bird Treaty Act. If such a nest is found, it will be avoided and protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code based on the recommendations of the project biologist (see Appendix G of the certified FEIR). During nesting (March 15<sup>th</sup> to August 15<sup>th</sup>) occupied nests shall be avoided through implementation of a 300 foot buffer zone for nesting bird and a 500 foot buffer zone for nesting raptors. Should construction activities encroach into these identified buffer zones, noise barriers shall be constructed to minimize noise impacts to the birds and ensure that noise levels do not exceed 65db CNEL;
- 4.3-15. Light poles shall be 14 feet high instead of 26 feet high and all streetlights potentially affecting open space areas shall be fitted with baffles to eliminate direct shine into open space areas. Security lighting shall be low intensity, shielded, directed downward and away from open space areas. Use of motion detectors shall be maximized for outdoor lighting; and
- 4.3-16. Mitigation required for impacts to areas identified within the jurisdiction of the Corps Clean Water Act Section 404 Permit and/or a CDFG Section 1603 Streambed Alteration Agreement shall be determined during agency permitting subsequent to EIR certification. The applicant shall be responsible for the development of a mitigation plan in accordance with the Corps' Mitigation and Monitoring Guidelines.

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

### **Analysis of the Amended Project.**

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

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

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

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

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

## **CERTIFIED FEIR SECTION 4.4 - CULTURAL RESOURCES**

### **Summary of Analysis in Certified FEIR**

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

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

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

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

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

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

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

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

### **Analysis of the Amended Project.**

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

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

## **CERTIFIED FEIR SECTION 4.5 - GEOLOGY AND SOILS**

### **Summary of Analysis in Certified FEIR**

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

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

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

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

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

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

### **Analysis of the Amended Project.**

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

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

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

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

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

## **CERTIFIED FEIR SECTION 4.6- HYDROLOGY AND WATER QUALITY**

### **Summary of Analysis in Certified FEIR**

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

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

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

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

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

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

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

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

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

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

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

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

- Trash, particularly organic materials due to construction of debris basins and catch basin inserts
- Nitrites (NH<sub>3</sub>) due to the reduction in discharge of organic materials

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

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

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

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

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

## **Analysis of the Amended Project.**

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

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

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

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

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

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

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

## **CERTIFIED FEIR SECTION 4.7 - NOISE**

### **Summary of Analysis in Certified FEIR**

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Analysis of the Amended Project.**

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

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

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

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

### Summary of Analysis in Certified FEIR

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

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

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

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

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

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

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

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

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

- 4.8-1. The project shall incorporate the following County Fire Department requirements regarding access, water mains, fire flows, fire hydrants, and brush clearance into project design:
  - Every building constructed shall be accessible to fire department apparatus by way of access roadways, with an all weather surface of not less than the prescribed width, unobstructed, clear-to-sky. The roadway shall be extended within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
  - All bridges required to be used as part of a fire access road shall be constructed and maintained in accordance with nationally recognized standards and designed for a live load sufficient to carry a minimum of 75,000 pounds.
  - Access to existing fire fighting motorways shall be maintained.
  - Fire hydrant spacing shall be 600 feet and shall meet the following requirements:
    - No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.
    - No portion or structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.
    - When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block. Additional hydrants shall be required if hydrant spacing exceeds specified distances.
- 4.8-2. Streets or driveways within the development shall be provided with the following widths in accordance with County Fire Department and Department of Public Works standards:
  - Provide 36 feet width on all collector streets and those streets where parking is allowed on both sides.
  - Provide 34 feet width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street.
  - Provide 36 feet width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street.
- 4.8-3. All dwelling units shall be fully sprinkled per NFPA pamphlet 13 D to offset potential response time impacts.
- 4.8-4. The proposed project shall comply with the fuel modification plan, which has been approved by the Forestry Division of the Fire Department (see Appendix E of the certified FEIR).
- 4.8-5. The proposed project shall comply with all applicable County Fire Code and Ordinance requests including standards for construction, installation of sprinkler and alarm systems, fire extinguishers, and emergency exits.

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

### **Analysis of the Amended Project.**

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

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

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

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

## **CERTIFIED FEIR SECTION 4.9 - PUBLIC SERVICES - POLICE PROTECTION**

### **Summary of Analysis in Certified FEIR**

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

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

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

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

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

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

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

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

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

### **Analysis of the Amended Project.**

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

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

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

## CERTIFIED FEIR SECTION 4.10 - PUBLIC SERVICES - SCHOOLS

### Summary of Analysis in Certified FEIR

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

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

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

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

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

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

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

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

### **Analysis of the Amended Project.**

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

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

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

### **Summary of Analysis in Certified FEIR**

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

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

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

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

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

## Analysis of the Amended Project.

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

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

## CERTIFIED FEIR SECTION 4.12 – TRANSPORTATION/TRAFFIC

### Summary of Analysis in Certified FEIR

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

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

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

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

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

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

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

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

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

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

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

### **Analysis of the Amended Project.**

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

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

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

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

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

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

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

### **Summary of Analysis in Certified FEIR**

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

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

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

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

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

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

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

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

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

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

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

- 4.13-1. Water system distribution facilities shall meet the LVMWD specifications and standards.
- 4.13-2. The project developer shall install low-flush toilets and low-flow showerheads, consistent with the LVMWD requirements.
- 4.13-3. The project shall comply with Water Conservation Ordinance Nos. 11-86-161 and 1-93-205.

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

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

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

### **Analysis of the Amended Project.**

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

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

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

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

<sup>3</sup> Conditional Statement of Water Service, prepared by Phyllis Southard, Planning & New Development Technician, LVMWD, dated May 8, 2013.

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

### Summary of Analysis in Certified FEIR

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

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

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

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

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

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

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

- 4.14-1. Annexation to LVMWD Sewer Improvement District “B”
- 4.14-2. Reconstruct portions of the City of Los Angeles sewer system as shown in Figure 4.14.3 of the certified FEIR
- 4.14-3. Install low-flow toilets and showers to minimize sewage generation from the proposed homes

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

### Analysis of the Amended Project.

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

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

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

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

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

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

<sup>7</sup> Per Ali Poosti, Division Manager, Wastewater Engineering Services Division, LA Sanitation, City of Los Angeles, letter correspondence, dated June 18, 2015.

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

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

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

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

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

### **Summary of Analysis in Certified FEIR**

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

<sup>8</sup> Ali Poosti, Division Manager, Wastewater Engineering Services Division, LA Sanitation, City of Los Angeles, letter correspondence, dated June 18, 2015.

<sup>9</sup> Conditional Statement of Sewer Service, prepared by Phyllis Southard, Planning & New Development Technician, LVMWD, dated May 8, 2013.

<sup>10</sup> City of Los Angeles, LA Sanitation Environment, website: <http://san.lacity.org/wastewater/factsfigures.htm>, accessed May 2015.

<sup>11</sup> Ali Poosti, Division Manager, Wastewater Engineering Services Division, LA Sanitation, City of Los Angeles, letter correspondence, dated June 18, 2015

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

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

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

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

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

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

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

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

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

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

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

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

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

- 4.15-1. The proposed project shall incorporate storage and collection of recyclables into each project design.
- 4.15-2. Refuse collection contracts shall include collection of recyclables.
- 4.15-3. All residents shall be encouraged to recycle, at a minimum, newspaper, glass, bottles, aluminum and bimetal cans and P.E.T. bottles.
- 4.15-4. Recycling shall be included in the design of the project by reserving space appropriate for the support of recycling, such as adequate storage areas and access for recycling vehicles.
- 4.15-5. All contractors shall be urged to recycle construction and demolitions wastes to the extent feasible.
- 4.15-6. The project applicant shall provide homebuyers with the following information concerning:
  - o Participation in the County of Los Angeles Household Hazardous Waste Collection Program;
  - o City sponsored programs including curbside oil and filter recycling; and
  - o Information on the proper disposal of hazardous materials.

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

### **Analysis of the Amended Project.**

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

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

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

While the Amended Project would result in higher solid waste generation than the certified FEIR and the certified FEIR First Addendum, all mitigation measures identified in the FEIR will apply to this modification as a conservative approach was used for estimating the size of the recreation center.

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

## **CERTIFIED FEIR SECTIONS 4.16 AND 4.17 - UTILITIES AND SERVICE SYSTEMS - ELECTRICITY AND NATURAL GAS**

### **Summary of Analysis in Certified FEIR**

The project site receives electrical service from Southern California Edison (SCE). Several existing overhead electrical facilities are located throughout the property. SCE currently maintains an existing overhead 16

<sup>12</sup> 3.12 pounds per 100 square feet per day was applied for other services (which includes recreational services and health clubs), per CalRecycle Waste Characterization Residential Developments: Estimated Soil Waste Generation Rates Website: <http://www.calrecycle.ca.gov/wastechar/WasteGenRates/Residential.htm>, accessed May 2015. Recreation center square footage of 25,000 square feet/100 square feet = 250 X 3.12 pounds per day = 780 pounds per day. 3,840 pounds per day + 780 pounds per day = 4,620 pounds per day.

<sup>13</sup> CalRecycle, Facility/Site Summary Details: Scholl Canyon Landfill (19-AA-0012), <http://www.calrecycle.ca.gov/SWFacilities/Directory/19-AA-0012/Detail/>, accessed May 2015.

<sup>14</sup> CalRecycle, Facility/Site Summary Details: Sunshine Canyon Landfill (19-AA-2000), <http://www.calrecycle.ca.gov/SWFacilities/Directory/19-AA-2000/Detail/>, accessed May 2015.

<sup>15</sup> CalRecycle, Facility/Site Summary Details: Chiquita Canyon Sanitary Landfill (19-AA-0052), <http://www.calrecycle.ca.gov/SWFacilities/Directory/19-AA-0052/Detail/>, accessed May 2015.

Kilovolt (KV) primary power line that feeds into the project site. This line feeds into an existing pole top substation that serves an existing residential subdivision to the south with a 4KV primary voltage. The 16KV line also feeds various areas throughout the proposed subdivision.

Southern California Gas Company (The Gas Company) is the principal distributor of natural gas in Southern California. The Gas Company supplies natural gas to the project vicinity through a system of subsurface gas mains and pipelines. Existing natural gas lines in the vicinity of the project site include a six-inch medium pressure main located in Topanga Canyon Boulevard. The project site is currently vacant and there is no consumption of natural gas. There are no natural gas facilities located on the project site at this time.

*State CEQA Guidelines* Appendix G identifies criteria for determining whether a project's energy impacts are considered to have a significant effect on the environment. Implementation of the project would result in a significant impact upon energy resources, if project development includes features or elements that:

- Encourage activities which result in the use of large amounts of fuel, water, or energy:
- Use fuel, water, or energy in a wasteful manner.

Based on criteria established by the County, project impacts regarding energy consumption would be considered significant if electricity and/or natural gas required through implementation and operation of the project would exceed the facilities and/or supply which could be accommodated and/or furnished by existing or planned SCE and/or the Gas Company facilities.

As determined by SCE, the existing overhead 16 Kilovolt (KV) primary power line that feeds into the site has adequate capacity to serve the capacity ever occur, the utility will apportion its available supply of electricity among its customers as set forth in Rule No. 14, *Shortage of Supply and Interruption of Delivery*. Further, the project would be required to comply with the energy conservation standards set forth in Title 24, Part 6, Article 2 of the California Administrative Code, which would reduce the project's demand upon electricity resources.

SCE has indicated that several of the existing overhead facilities on the property would be replaced with a new underground system. It is not anticipated that development of the project would significantly impact the supply of electricity or exceed the planned capacity of existing electricity distribution systems. Therefore, no significant impact would occur.

Although no natural gas facilities are located on the project site at this time, The Gas Company has indicated that sufficient natural gas facilities exist in the project vicinity and gas service to the project site could be provided in accordance with the California Public Utilities Commission (CPUC) without any significant impacts. Recoverable reserves and resources of natural gas total more than a 70-year supply. Further, the project would be required to comply with State Energy Conservation Standards as stipulated in Title 24 of the California Administrative Code, which would further reduce impacts upon natural gas distribution facilities and supplies.

The Gas Company has designed the distribution pipeline system to meet the demand of total buildout in the project area. Gas facilities would be extended into the project property at the time of development.

Although energy consumption impacts are less than significant, the following mitigation measures are recommended to: (1) further reduce energy consumption impacts that may occur as a result of project implementation; and (2) assist in meeting the goals of the energy conservation standards set forth in Title 24, Part 6, Article 2 of the California Administrative Code which would reduce the project's demand upon electricity and natural gas resources.

- 4.16-1. Project built-in appliances, refrigerators, and space-conditioning equipment shall exceed the minimum efficiency levels mandated in the California Code of Regulations.
- 4.16-2. To reduce electricity consumption, fluorescent and high-intensity-discharge (HID) lamps shall be installed wherever possible, which give the highest light output per watt of electricity consumed, including all street lights consistent with the Los Angeles County of Public Works standards.
- 4.17-1. Project buildings shall be designed and constructed to be well-sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads.
- 4.17-2. Thermal insulation, which exceeds requirements established by the California Code of Regulations, shall be installed in walls and ceilings.
- 4.17-3. Window systems shall be designed to reduce thermal loss, thus reducing heating loads during cool weather.
- 4.17-4. Project energy engineers and architects shall consult with The Gas Company for an energy analysis of the proposed dwellings regarding efficiency/conservation measures and up-to-date technology, manufacturing equipment, etc.

Although the project is not expected to result in significant impacts upon available energy supplies or distribution facilities, implementation of the recommended mitigation measures would further reduce project demands upon such resources. Energy consumption associated with the project would be considered less than significant.

### **Analysis of the Amended Project.**

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

The proposed recreation center is anticipated to have an average demand of electricity and natural gas that is equal to, or less than, one typical house proposed for this project. Therefore, with the addition of the recreation center, the Amended Project would result in an incremental increase in daily energy consumption from the certified FEIR First Addendum but less than the certified FEIR approved Project.

All mitigation measures identified in the certified FEIR will apply to this modification.

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

## 4. CONCLUSION



## 4.0 CONCLUSION

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Based on the information given in this Second Addendum, the following findings can be made in accordance with *State CEQA Guidelines* Section 15164(a), which authorizes a Lead Agency to prepare an Addendum to a previously certified Environmental Impact Report if changes or additions to the document are necessary, but none of the conditions described in Section 15162(a) are present, as described below:

- No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects
- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - The project will not have one or more significant effects not discussed in the previous EIR
  - Potentially significant effects previously examined will not be substantially more severe than shown in the previous EIR
  - No new mitigation measures or alternatives previously found to be infeasible have been found to be feasible but declined by the project proponent to be adopted
  - No new mitigation measures or alternatives which are considerably different from those analyzed in the previous 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

Based on the analysis presented herein, it has been determined that the Amended Project would not result in any new significant impacts or a substantial increase in the severity of an impact disclosed in the certified FEIR or otherwise require preparation of a subsequent or supplemental EIR. Therefore, preparation of this Second Addendum to the certified FEIR under CEQA is the appropriate document in support of the County's consideration of the Amended Project. The environmental analysis relies in part on the analyses completed in the previous certified FEIR and certified FEIR First Addendum, and directly references the EIR, where appropriate. This Second Addendum has appropriately disclosed the potential impacts from the Amended Project and will be included as part of the CEQA record for the Amended Project.

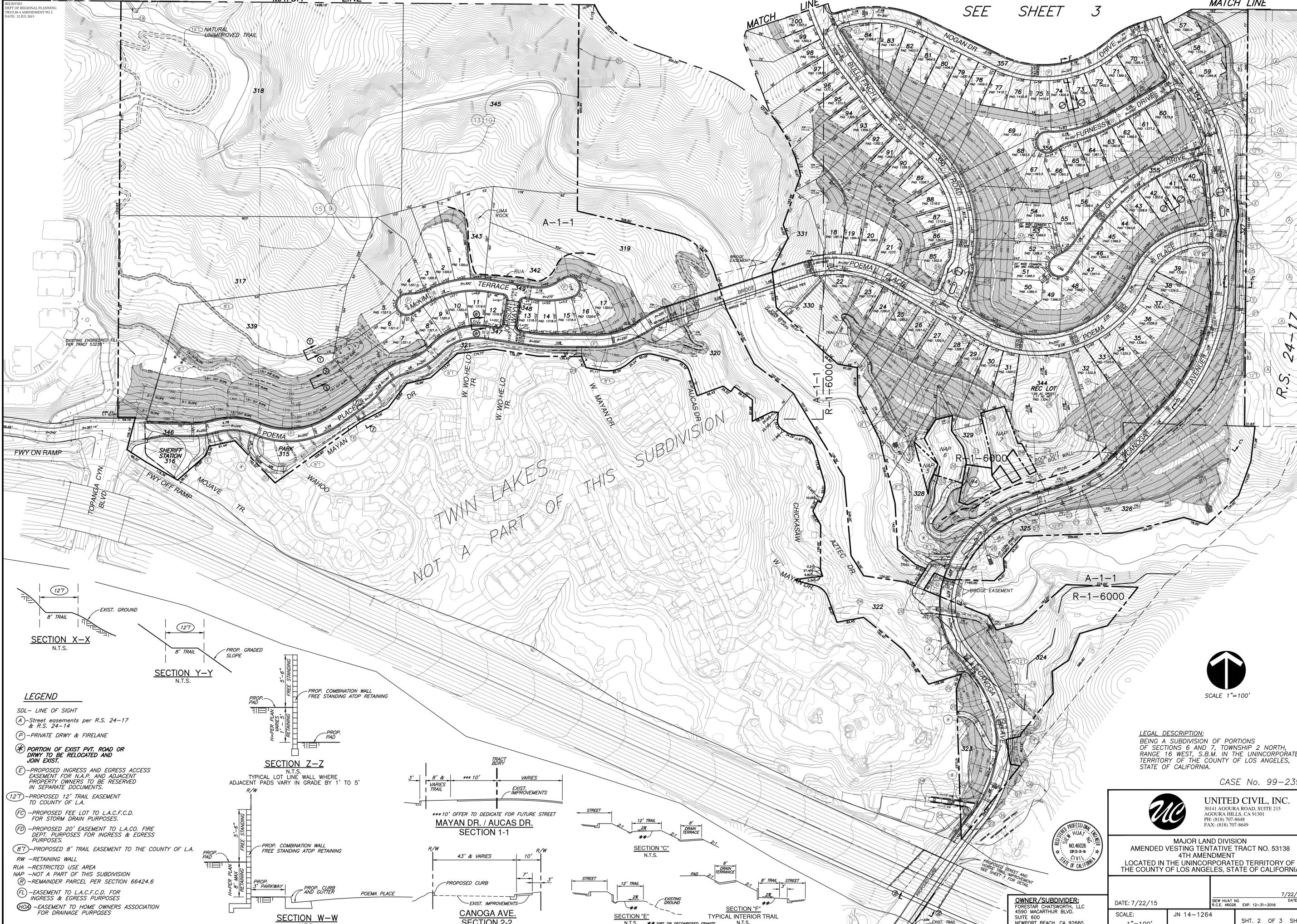






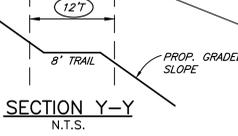
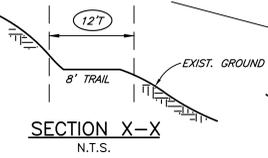
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DEPARTMENT OF REGIONAL PLANNING  
320 West Temple Street  
Los Angeles, California 90012



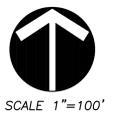
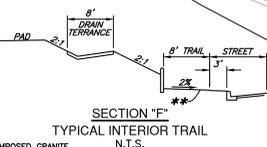
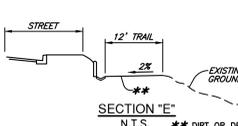
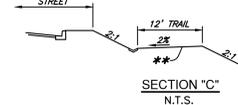
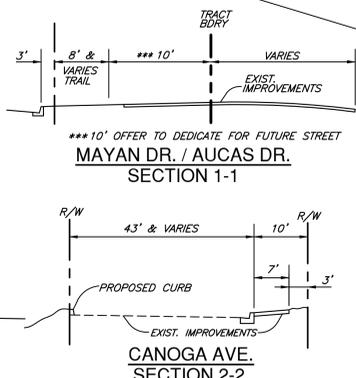
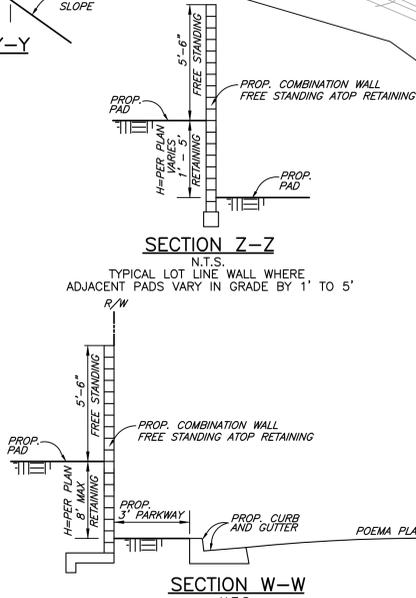


TWIN LAKES  
 NOT A PART OF THIS  
 SUBDIVISION

R.S. 24-17



- LEGEND**
- SDL - LINE OF SIGHT
  - (A) - Street easements per R.S. 24-17 & R.S. 24-14
  - (P) - PRIVATE DRWY & FIRELANE
  - (\*) - PORTION OF EXIST PVT. ROAD OR DRWY TO BE RELOCATED AND JOIN EXIST.
  - (E) - PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.
  - (12T) - PROPOSED 12' TRAIL EASEMENT TO COUNTY OF L.A.
  - (FC) - PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.
  - (FD) - PROPOSED 20' EASEMENT TO L.A.CO. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.
  - (8T) - PROPOSED 8' TRAIL EASEMENT TO THE COUNTY OF L.A.
  - RW - RETAINING WALL
  - RUA - RESTRICTED USE AREA
  - NAP - NOT A PART OF THIS SUBDIVISION
  - (R) - REMAINDER PARCEL PER SECTION 66424.6
  - (FL) - EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES
  - (HOA) - EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES



SCALE 1"=100'

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 AGOURA ROAD, SUITE 215  
 AGOURA HILLS, CA 91301  
 PH: (818) 707-8648  
 FAX: (818) 707-8649

MAJOR LAND DIVISION  
 AMENDED VESTING TENTATIVE TRACT NO. 53138  
 4TH AMENDMENT  
 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 7/22/15	DATE: 7/22/15
SCALE: 1"=100'	SCALE: 1"=100'
JN 14-1264	JN 14-1264
SHT. 2 OF 3 SHTS.	SHT. 2 OF 3 SHTS.

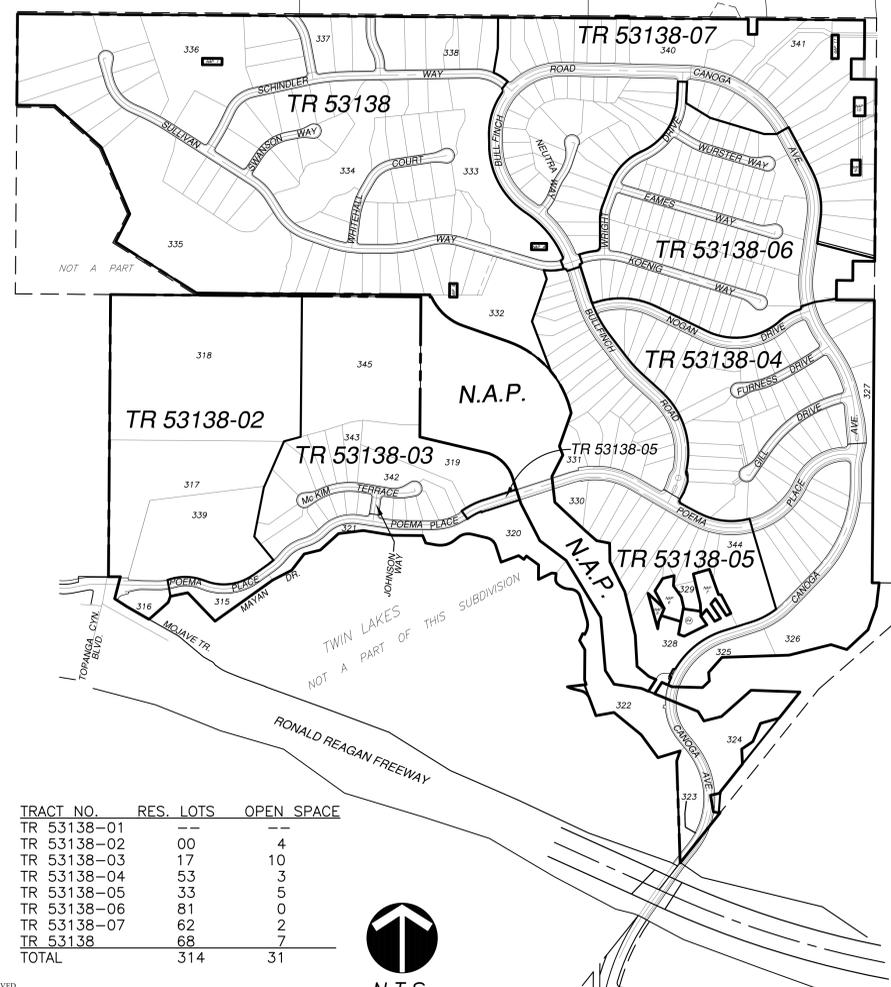
OWNER/SUBDIVIDER:  
 FORESTAR CHATSWORTH, LLC  
 4590 MACARTHUR BLVD.  
 SUITE 600  
 NEWPORT BEACH, CA 92660  
 PH: (949) 748-6714





NOT A PART

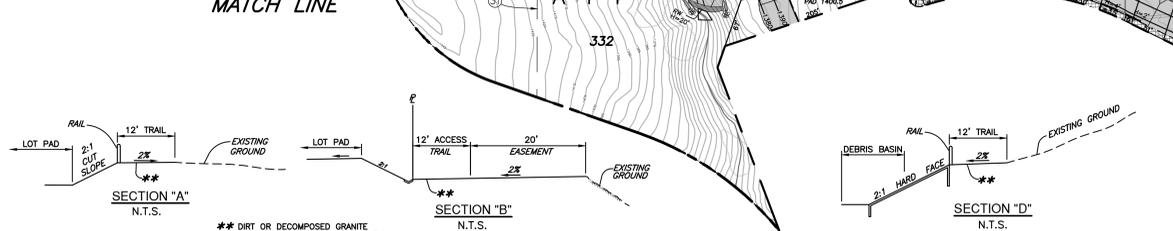
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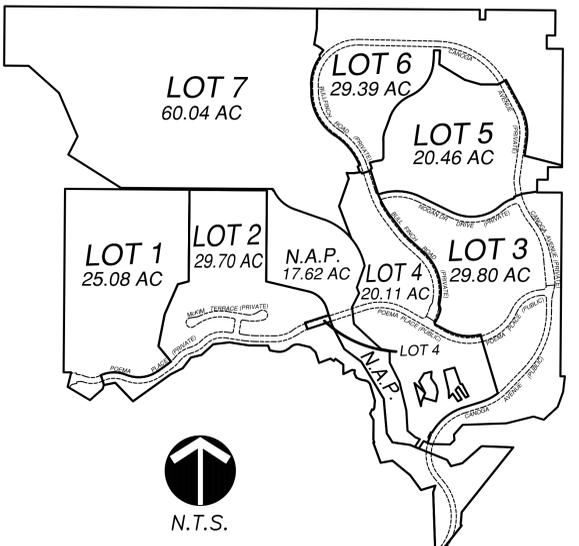
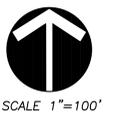
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TR 53138-02	00	4
TR 53138-03	17	10
TR 53138-04	53	3
TR 53138-05	33	5
TR 53138-06	81	0
TR 53138-07	62	2
TR 53138	68	7
TOTAL	314	31



PHASING MAPS EXHIBIT

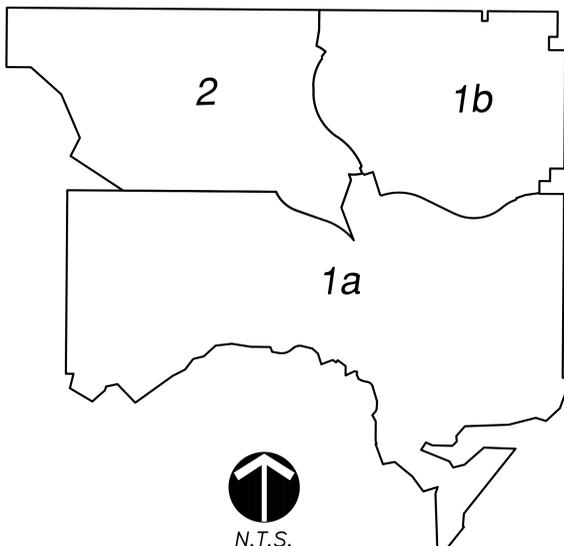


SEE SHEET 2

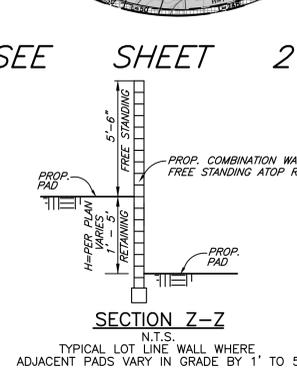


LARGE LOT MAP  
TRACT 53138-01

—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



- LEGEND**
- SDL - LINE OF SIGHT
  - (A) - Street easements per R.S. 24-17 & R.S. 24-14
  - (P) - PRIVATE DRIVE & FIRELANE
  - (\*) - PORTION OF EXIST. PVT. ROAD OR DRIVE TO BE RELOCATED AND JOIN EXIST.
  - (E) - PROPOSED INGRESS AND EGRESS ACCESS EASEMENT FOR N.A.P. AND ADJACENT PROPERTY OWNERS TO BE RESERVED IN SEPARATE DOCUMENTS.
  - (12'T) - PROPOSED 12' TRAIL EASEMENT TO COUNTY OF L.A.
  - (FC) - PROPOSED FEE LOT TO L.A.C.F.C.D. FOR STORM DRAIN PURPOSES.
  - (FD) - PROPOSED 20' EASEMENT TO L.A.C.O. FIRE DEPT. PURPOSES FOR INGRESS & EGRESS PURPOSES.
  - (8'T) - PROPOSED 8' TRAIL EASEMENT TO COUNTY OF L.A.
  - RW - RETAINING WALL
  - RUA - RESTRICTED USE AREA
  - NAP - NOT A PART OF THIS SUBDIVISION
  - (FL) - EASEMENT TO L.A.C.F.C.D. FOR INGRESS & EGRESS PURPOSES
  - (HDA) - EASEMENT TO HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES

CASE No. 99-239

**UNITED CIVIL, INC.**  
30141 AGOURA ROAD, SUITE 215  
AGOURA HILLS, CA 91301  
PH: (818) 707-8648  
FAX: (818) 707-8649

MAJOR LAND DIVISION  
AMENDED VESTING TENTATIVE TRACT NO. 53138  
4TH AMENDMENT  
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



OWNER/SUBDIVIDER:  
FORESTAR CHATSWORTH, LLC  
4590 MACARTHUR BLVD.  
SUITE 600  
NEWPORT BEACH, CA 92660  
PH: (949) 748-6714

DATE: 7/22/2015	DATE: 7/22/2015
SCALE: 1"=100'	DATE: JUN 14-1264
	SHT. 3 OF 3 SHTS.

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.

TEMPORARY GRADING EASEMENT AND  
 EASEMENT FOR LAND CARRYING  
 RECORDED DOCUMENT NO. 0447437



**LEGEND**

- SHERIFF STATION LOT 316
- REC LOT 344

**EXHIBIT MAP  
 LOTS 316 & 344**

CASE No. 99-239

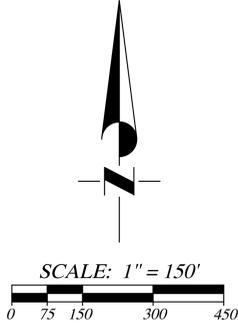
**UNITED CIVIL, INC.**  
 3011 AGOURA ROAD, SUITE 215  
 AGOURA HILLS, CA 91301  
 PH: (818) 707-8648  
 FAX: (818) 707-8649

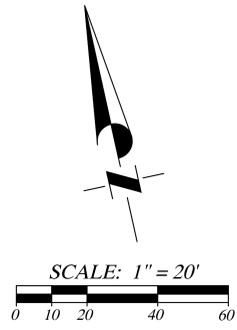
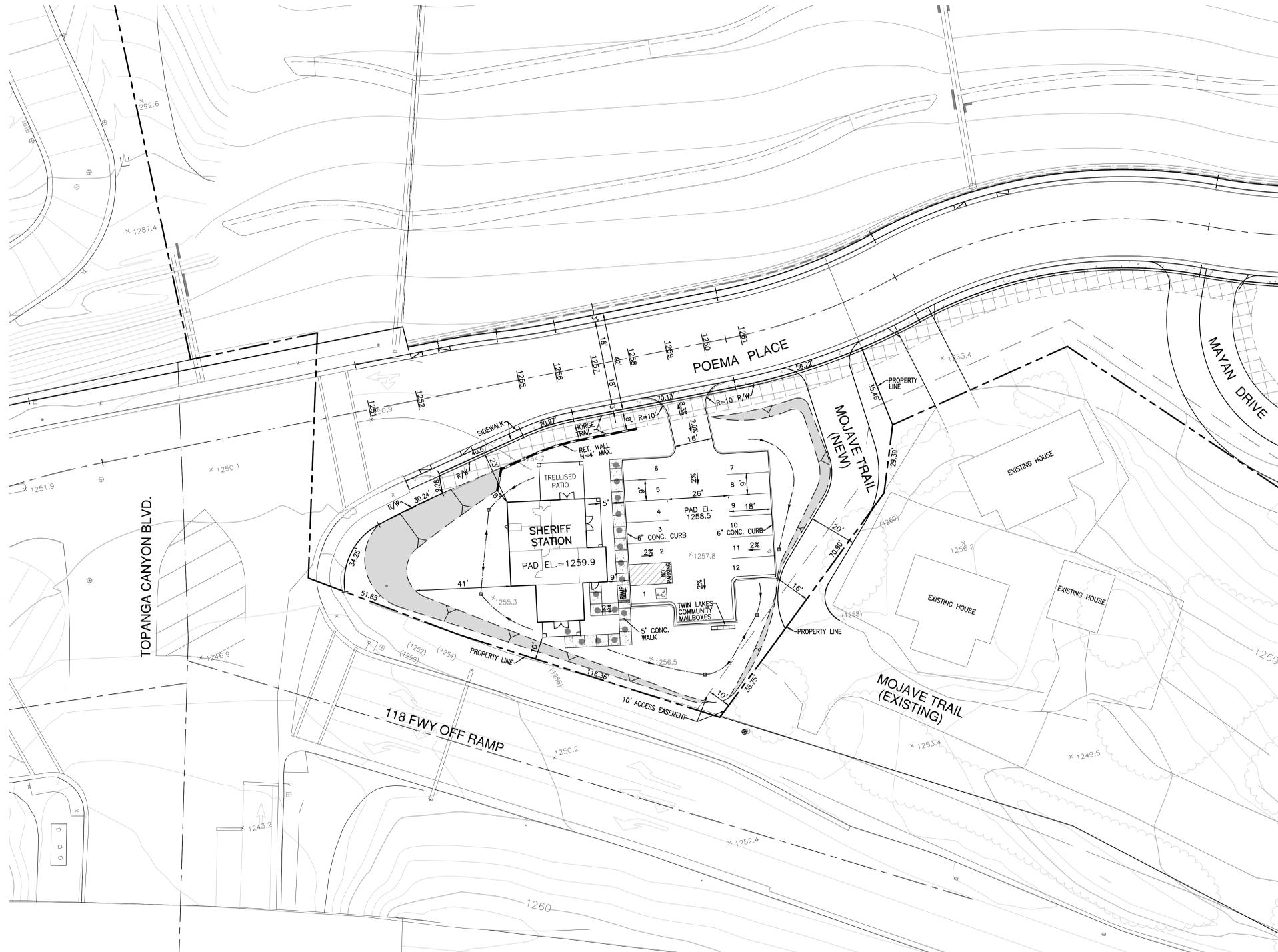
MAJOR LAND DIVISION  
 AMENDED VESTING TENTATIVE TRACT NO. 53138  
 4TH AMENDMENT  
 LOCATED IN THE UNINCORPORATED TERRITORY OF  
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



**OWNER/SUBDIVIDER:**  
 FORESTAR CHATSWORTH, LLC  
 4590 MACARTHUR BLVD.  
 SUITE 600  
 NEWPORT BEACH, CA 92660  
 PH: (949) 748-6714

DATE: 7/22/2015	7/22/2015
SCALE: 1"=150'	SHT. 1 OF 3 SHTS.





- LEGEND**
- 8' TRAIL
  - HANDICAP VAN PARKING STALL
  - CONCRETE PAVEMENT
  - FIRE DEPARTMENT ACCESS
  - HANDICAP PATH OF TRAVEL

**LOT 316 SHERIFF STATION:**  
 0.44 ACRES (GROSS)  
 PARKING COUNT = 12 TOTAL SPACES  
 MAXIMUM BUILDING SIZE = 12 SPACES x 400 S.F.  
 = 4800 S.F. SPACE  
 OCCUPANCY LOAD = 16



**OWNER/SUBDIVIDER:**  
 FORESTAR CHATSWORTH, LLC  
 4590 MACARTHUR BLVD.  
 SUITE 600  
 NEWPORT BEACH, CA 92660  
 PH: (949) 748-6714

**EXHIBIT MAP  
 SHERIFF STATION LOT 316**

CASE No. 99-239

<p><b>UNITED CIVIL, INC.</b>          30141 AGOURA ROAD, SUITE 215          AGOURA HILLS, CA 91301          PH: (818) 707-8648          FAX: (818) 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: 7/22/2015</p>	<p>7/22/2015          DATE</p>
<p>SCALE:          1"=20'</p>	<p>SHT. 2 OF 3 SHTS.</p>	<p>SEW HUAT NG          R.C.E. 46026 EXP. 12-31-2016          DATE</p>	<p>DATE</p>



**EXHIBIT MAP  
REC LOT 344**

CASE No. 99-239



**UNITED CIVIL, INC.**  
30141 AGOURA ROAD, SUITE 215  
AGOURA HILLS, CA 91301  
PH: (818) 707-8648  
FAX: (818) 707-8649

MAJOR LAND DIVISION  
AMENDED VESTING TENTATIVE TRACT NO. 53138  
4TH AMENDMENT  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 7/22/2015  
SCALE: 1"=20'  
JN 99610-03  
SHT. 3 OF 3 SHTS.

**OCCUPANCY LOAD PER ROOM:**

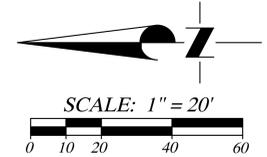
ROOM	OCCUPANCY LOAD
FITNESS CENTER	14.7
LOUNGE	44.3
STORAGE ROOM	0.3
CONFERENCE ROOM	21.4
GREAT ROOM & KITCHEN	43.1
GAME ROOM	35.7
LOWER LOBBY	19.3
MECHANICAL EQUIPMENT ROOM	0.3

TOTAL: 179.1  
(180 PROVIDED)  
TOTAL PARKING PROVIDED: 20 SPACES

**LOT 344 REC AREA:**  
1.95 ACRES (GROSS)  
1.11 ACRES (NET)

**LEGEND**

- CONCRETE PAVEMENT
- FIRE DEPARTMENT ACCESS
- DECORATIVE PAVEMENT
- HANDICAP PATH OF TRAVEL



**OWNER/SUBDIVIDER:**  
FORESTAR CHATSWORTH, LLC  
4590 MACARTHUR BLVD.  
SUITE 600  
NEWPORT BEACH, CA 92660  
PH: (949) 748-6714