



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

PROJECT NO. 99-239- (5)
SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 53138
OAK TREE PERMIT NO. 201200001
CONDITIONAL USE PERMIT MODIFICATION NO. 201100160

| | |
|--|-------------|
| RPC MEETING DATE | CONTINUE TO |
| AGENDA ITEM No. | |
| PUBLIC HEARING DATE February 21, 2012 | |

| | | | | | |
|---|--|---|--|---|--|
| APPLICANT Presidio Chatsworth Partners, LLC | | OWNER Presidio Chatsworth Partners, LLC | | REPRESENTATIVE Hans Giraud and Associates | |
| REQUEST <u>Second Amendment to Vesting Tentative Tract Map No. 53138</u> proposes amending Vesting Tentative Tract Map No. 53138 to reduce the overall number of lots from 421 to 344 and the volume of grading from 2.2 million cubic yards to 1.8 million cubic yards; waive street frontage for certain lots; modify road standards; and amend the text of certain map approval conditions. <u>Oak Tree Permit No.201200001</u> proposes removing 42 oak trees and encroaching into the protected zones of 13 oak trees (no heritage oaks). <u>Conditional Use Permit Modification ("CUP Mod") No. 201100160</u> proposes modifying the text conditions of CUP 99- 239 – (5) to reflect the changes proposed by the amended tentative tract map. | | | | | |
| LOCATION/ADDRESS North of California State Route 118 (Ronald Reagan Freeway) between Canoga Avenue and Topanga Canyon Road, Chatsworth Zoned District | | | ZONED DISTRICT Chatsworth | | |
| ACCESS Poema Place; Canoga Avenue | | | COMMUNITY Oat Mountain | | |
| SIZE 230.5 gross acres | | | EXISTING ZONING 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). | | |
| EXISTING LAND USE Vacant | | SHAPE Irregular | | TOPOGRAPHY Hilly | |

SURROUNDING LAND USES & ZONING

| | |
|--|---|
| North: A-2-2 (Heavy Agricultural—Two Acre Minimum Required Lot Area) | East: R-1-6,000 (Single Family Residence—6,000 Square Feet Minimum Required Lot Area) |
| South: A-1-1 (Light Agricultural—One Acre Minimum Required Lot Area); R-1-6,000 | West: RPD-10,000-4U (Residential Planned Development—10,000 Square Feet Minimum Required Lot Area—Four Dwelling Units Per Acre Maximum Density); RPD -10,000-5U Residential Planned Development—10,000 Square Feet Minimum Required Lot Area—Five Dwelling Units Per Acre Maximum Density) |

| GENERAL PLAN | DESIGNATION | MAXIMUM DENSITY | CONSISTENCY |
|-------------------------------------|---------------------------------------|-----------------|-------------|
| Los Angeles Countywide General Plan | R (Non-Urban); RC (Rural Communities) | 1.3 du | Yes |

| |
|---|
| ENVIRONMENTAL STATUS Addendum to Final Environmental Impact Report No. 99-239 |
| DESCRIPTION OF SITE PLAN The Second Amendment to TR 53138 and Exhibit Map dated July 12, 2011, depict proposed amendments including reduction in the overall number of lots from 421 (including 375 single-family lots) to 344 lots (including 314 single-family lots); modification of road standards for Poema Place from a 55-foot wide collector street to a 36-foot wide private driveway and fire lane; revised interior street standards from a 51-foot wide residential street to a 36-foot wide private driveway and fire lane; reduction in the volume of project grading from 2.2 million cubic yards to 1.8 million cubic yards; reduction in the number of horse-keeping lots from 55 to 41; and reduction in the number of oak trees to be removed from 61 to 42 and increase in the number of encroachments from 10 to 13. |
| KEY ISSUES: The applicant also requests the following modifications: <ul style="list-style-type: none"> • Modification of the text conditions of approval for the vesting tentative tract map to reflect the changes proposed by the amendment. • 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 • Modifying the text conditions of CUP 99- 239 – (5) to reflect the changes proposed by the amended tentative tract map |

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

| | | |
|---|-------------------|--------------------|
| STAFF CONTACT PERSON | | |
| RPC HEARING DATE (S) | RPC ACTION DATE | RPC RECOMMENDATION |
| MEMBERS VOTING AYE | MEMBERS VOTING NO | MEMBERS ABSTAINING |
| STAFF RECOMMENDATION (PRIOR TO HEARING) | | |

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

APPROVAL

DENIAL

No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2

Street improvements X Paving X Curbs and Gutters X Street Lights
X Street Trees ___ Inverted Shoulder ___ Sidewalks ___ Off Site Paving ___ ft.

Water Mains and Hydrants

Drainage Facilities

Sewer Septic Tanks Other _____

Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

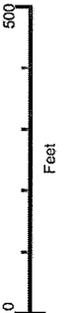
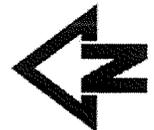
Prepared by: Donald Kress



Department of Regional Planning Area of TR 53138 Outlined in Orange

Printed: Feb 09, 2012

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OAK TREE PERMIT NO. 201200001
CONDITIONAL USE PERMIT MODIFICATION NO. 201100160
ADDENDUM TO FINAL ENVIRONMENTAL IMPACT RERPORT NO. 99-239
STAFF ANALYSIS
FOR FEBRUARY 21, 2012 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Presidio Chatsworth Partners, LLC, requests to modify certain aspects of approved Vesting Tentative Tract Map No. 53138 ("TR 53138") and associated Conditional Use Permit ("CUP") 99-239 – (5), and Final Environmental Impact Report ("FEIR") 99239, originally approved by the Los Angeles County Board of Supervisors on August 10, 2004, and replace approved Oak Tree Permits ("OTP's") 99-239 and 200500037 with new OTP 201200001.

Second Amendment to Vesting Tentative Tract Map No. 53138 ("Second Amendment") and Exhibit "A" Map dated July 12, 2011, requests the following amendments to TR 53138:

- Reduction in the overall number of lots from 421 (including 375 single-family lots) to 344 lots (including 314 single-family lots).
- Modification of road standards for Poema Place from a 55-foot wide collector street to a 36-foot wide private driveway and fire lane;
- Revised interior street standards from a 51-foot wide residential street to a 36-foot wide private driveway and fire lane;
- 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; and
- 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.

Conditional Use Permit Modification No. 201100160 ("CUP Mod 201100160") proposes modification of the text of conditions no. 1, 2, 3, 16, 20, 22, 23, 24, 25, 26, 56, 57, 64, and 65 of CUP 99239 to reflect the changes proposed by TR 53138. All other conditions of CUP 99-239 – (5) remain.

OTP 201200001 proposes the removal of 42 oak trees and encroachment into the protected zone of 13 oak trees. This oak tree permit supersedes previously approved OTP's 99-239 and 200500037.

Addendum to the FEIR indicates that the impacts of the amendments proposed by TR 53138 are less than the impacts of the original project, and no new impacts are anticipated.

Approval of each entitlement is contingent on the approval of all other entitlements in Project No. 99-239 – (5).

EXISTING CONDITIONS OF SUBJECT PROPERTY

Physical Features: The project site is located north of California State Route 118 (Ronald Reagan Freeway) between Canoga Avenue and Topanga Canyon Road. The irregularly-shaped property is 230.58 gross acres in size with flat to hilly terrain. A large portion of the property is generally a plateau that is bordered to the west and south by Devil's Canyon and to the east by Brown's Canyon.

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. Internal access will be provided by 36-foot wide private driveways and fire lanes and the portions of Nogan Drive and Bullfinch Road that are dedicated public streets.

Services: Domestic water service will be provided by Las Virgenes Municipal Water District ("LVMWD"). Domestic sewer service will also be provided by the LVMWD. The project is within the boundaries of the Los Angeles Unified School District.

Land Use: The project site is vacant. However, three single-family residences are included in Not A Part ("NAP") areas surrounded by 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).

PREVIOUS LAND USE AND ZONING APPROVALS:

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 lot area of 6,000 square feet through the processing and issuing of 624 unconditional certificates of compliance.

TR 53138 was approved by the Los Angeles County Board of Supervisors on August 4, 2004 to authorize the creation of 375 single-family lots, 21 open space lots, 14 private and future 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.

Approved along with this tentative map were Conditional Use Permit Case No. 99-239-(5), to authorize a density controlled residential development in a non-urban hillside management area and Oak Tree Permit Case No. 99-239-(5) to permit the removal of 61 oak trees and encroachment into the protected zone of 11 oak trees.

Since the approval of TR 53138 on August 10, 2004, the following applications have been approved:

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 Staff Report**

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 three oak trees and encroachment into the protected zones of two oak trees.

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 the "A" Street (Poema Place) bridge.

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

SURROUNDING ZONING AND LAND USES

| | ZONING | LAND USE |
|-------|---|--------------------------------------|
| NORTH | A-2-2 (Heavy Agricultural—Two Acre Minimum Required Lot Area) | Vacant land |
| EAST | R-1-6,000 | Single-family residence |
| SOUTH | A-1-1 (Light Agricultural—One Acre Minimum Required Lot Area); R-1-6,000 | Single-family residence; vacant land |
| WEST | RPD-10,000-4U (Residential Planned Development—10,000 Square Feet Minimum Required Lot Area—Four Dwelling Units Per Acre Maximum Density); RPD-10,000-5U Residential Planned Development—10,000 Square Feet Minimum Required Lot Area—Five Dwelling Units Per Acre Maximum Density) | Single-family residence; vacant land |

GENERAL PLAN CONSISTENCY

The subject property is depicted within the Non-Urban (R) and Rural Communities (RC) land use classifications on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). The Rural Communities designation permits residential density of one to six dwelling units per acre. The Non-Urban designation permits a maximum density of one dwelling unit per acre. The project's overall proposed density is approximately 1.3 dwelling units per acre.

OAK TREE PERMIT 201200001

The project proposes the removal of 42 oak trees and encroachment into the protected zone of 13 oak trees. As the individual oak trees impacted by this project are different from the oak trees impacted by the previously approved oak tree permits (OAK 99-239 and OAK 200500037), and as there is no procedure to modify an existing oak tree permit, a new oak tree permit is required. The applicant's arborist has provided a new oak tree report that has been reviewed by the Los Angeles County Forester, who has recommended conditions of approval for the oak tree permit.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

Staff received one letter from the Deerlake Ranch Construction Committee ("Committee") dated January 12, 2011, supporting the proposed amendments to TR 53138. The letter also requested that the Los Angeles County Department of Parks and Recreation take any necessary steps to ensure that individual lot owners do not impede the use of trails that cross their respective property lines. The Committee was created by Condition No. 48 of CUP 99-239- (5), approved by the Los Angeles County Board of Supervisors ("Board") on August 10, 2004. The Committee is composed of six individuals who shall be property owners, tenants, business owners, and/or other interested persons in the Chatsworth area, appointed by the Supervisor of the Fifth Supervisorial District. The Committee is to meet quarterly (or less frequently at the direction of the Committee) with the permittee and his contractor representatives.

Staff received two letters from neighbors to the project site expressing concerns about removal of oak trees; development of the natural area; and access to the trail network that, in part, crosses private property within a gated community

All correspondence is attached.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the proposed amended tentative tract map dated July 12, 2011 and recommends the following revised conditions:

| | | |
|-----------------------------------|---|------------|
| Department of Public Works - | Land Development Division - Subdivision | (08-10-11) |
| | Land Development Division - Drainage Unit | (08-29-11) |
| | Land Development Division - Grading Unit | (08-02-11) |
| | Geotechnical and Materials Engineering Division - | |
| | Geology | (10-05-11) |
| | Geotechnical and Materials Engineering Division - Soils | (10-03-11) |
| | Land Development Division - Road | (08-09-11) |
| Land Development Division - Sewer | (08-10-11) | |

| | |
|---|------------|
| Land Development Division - Water | (08-10-11) |
| Fire Department | (08-10-11) |
| Department of Parks and Recreation - Park Obligation Report | (08-09-11) |
| Trails Report | (08-11-11) |
| Department of Public Health | (08-09-11) |

ENVIRONMENTAL DOCUMENTATION

An addendum to the FEIR has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that, pursuant to CEQA Guidelines Section 15164, some changes to the previously certified FEIR are necessary but none of the conditions described in CEQA Guidelines Section 15162, calling for the preparation of a subsequent EIR, have occurred. A copy of the addendum is attached.

LEGAL NOTIFICATION REQUIREMENTS AND COMMUNITY OUTREACH

On January 26, 2012, approximately 390 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property and those on the courtesy mailing list. The public hearing notice was published in the Los Angeles Daily News on February 1, 2012 and La Opinion on February 1, 2012. Project materials, including amended tentative tract map, land use map and recommended conditions were sent to the Chatsworth Branch Library, 21052 Devonshire Street, Chatsworth, CA 91311. Public hearing notices were posted on the subject property fronting Canoga Avenue and Poema Place on February 1, 2012. Public hearing materials were also posted on the Department of Regional Planning's website.

STAFF EVALUATION

Staff reviewed the applicant's request for the proposed project revisions prior to submittal, and determined that an amended tentative map was appropriate for these revisions, as the revisions propose fewer units and less project grading than in the originally approved project, and the street design and basic circulation will remain essentially the same as in the originally approved project.

Only the amendments proposed by TR 53138 and CUP Mod 201100160 may be considered by the Hearing Officer. No additional modifications to TR 53138 or CUP 99-239 – (5) may be considered by the Hearing Officer. The Hearing Officer will also consider the new oak tree permit, OTP 201200001 and the addendum to FEIR 99-239.

Unless specifically modified, conditions approved by the original approval of TR 53138 and the First Amendment to TR 53138 and their associated entitlements shall remain as approved. Also, the current expiration date of August 10, 2015 for the approved vesting tentative map will remain

unchanged.

If the Second Amendment to TR 53138, CUP Mod 201100160, and OTP 201200001 are denied, the previously approved entitlements remain in effect. The applicant may develop the property under these previous entitlements as long as the final map is recorded prior to the expiration date of the tentative map. The tentative map's current expiration date is August 10, 2015. The applicant has one more one-year time extension available after that date.

REDUCTION IN THE OVERALL NUMBER OF LOTS

The project requests to reduce the overall number of lots from the original approval, as depicted on the table below:

| | Single family lots | Private and future street lots | Debris Basin Lots | Heli-spot | Sheriff's Station Facility | Open Space Lots | Sewer Pump Station Lots | Remainder Lots |
|------------------------------|--------------------|--------------------------------|-------------------|-----------|----------------------------|-----------------|-------------------------|----------------|
| Project as approved | 375 | 14 | 4 | 1 | 1 | 21 | 1 | 4 |
| Second Amendment as proposed | 314 | 0 | 1 | 1 | 1 | 26 | 1 | 1 |

This overall reduction in the number of lots reduces project grading and leaves an additional approximately 19 acres of the project site undeveloped, and will result in reduced demand for public utility services, reduced greenhouse gas emissions, and less vehicle traffic. Most of this undeveloped 19 acres will become part of open space lots no. 317, 318, and 319.

MODIFICATION OF PRIVATE AND FUTURE STREETS TO PRIVATE DRIVEWAYS AND FIRE LANES:

The project proposes modifying the approved interior private and future streets that have a 51-foot to 58-foot wide right of way and a 34-foot to 36-foot wide paved roadway to become private driveways and fire lanes with either a 42-foot wide right of way and a 36-foot wide paved roadway or a 38-foot wide right of way and a 34-foot wide paved roadway. The project also proposes modifying Poema Place between Topanga Canyon Road to a point approximately 280 feet east of the Poema Place bridge from a 55-foot wide private and future street with a 40-foot wide paved roadway to a private driveway and fire lane with a 42-foot wide right of way and a 36-foot wide paved roadway. These modifications will reduce project grading.

The Los Angeles County Department of Public Works ("Public Works") has determined that the proposed private driveways and fire lanes can adequately serve the expected traffic for the project. The Los Angeles County Fire Department ("Fire Department") has determined that the private driveways and fire lanes will provide adequate access for fire-fighting vehicles. The Los Angeles County Department of Regional Planning ("Regional Planning") has determined that the four-foot wide sidewalks on either side of the proposed private driveways and fire lanes provide adequate

pedestrian access to the project. The private driveways and fire lanes and the sidewalks will be maintained by the homeowners association.

REDUCTION IN THE VOLUME OF PROJECT GRADING

The combined result of the reduction of the number of lots and the modification of private and future streets to private driveways and fire lanes will be to reduce overall project grading from 2.2 million cubic yards combined cut and fill to 1.8 million cubic yards combined cut and fill, a reduction of approximately 19 percent. The area in the northwest portion of the project site that was previously proposed to be graded for residential lots will become part of open spaces Lots 317, 318, and 319.

WAIVER OF STREET FRONTAGE FOR PRIVATE DRIVEWAYS AND FIRE LANES

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

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

Staff recommends the Hearing Officer grant the proposed waiver of street frontage for the private driveways and fire lanes as:

- The applicant's goal in proposing private driveways and fire lanes is to reduce the amount of project grading and, thus, reduce alteration of the existing topographic conditions;
- The parcels are being created originally to be served by private driveways and fire lanes so no existing pattern of ownership is affected; and
- Public Works and the Fire Department have determined that the proposed private driveways and fire lanes will adequately serve the proposed vehicular traffic and provide satisfactory access for fire-fighting vehicles so the public health, safety, and general welfare will not be adversely affected.

REQUEST FOR REDUCED STREET FRONTAGE

The Second Amendment proposes 34 lots with reduced street frontage, as indicated in the chart below. County Code Section 21.24.300(A), states that, wherever practical, frontage at the right-of-way line for lots on a cul-de-sac knuckle shall be 40 feet or more. County Code Section 21.24.300 (B) states that, wherever practical, the frontage at the right of way line shall be equal to or greater than the average lot width for lots not on a turnaround or cul-de-sac knuckle. For the R-1-6,000 zone, the required width is 50 feet. For the A-1-1 zone, the required width is 60 feet. The applicant bases this request for reduced street frontage on the fact that the original project approval and the First Amendment to the tentative tract map also allowed a certain number of lots with reduced

street frontage. Additionally, the reduced lot frontage contributes to the overall decrease in project grading. The applicant requests that approval condition no. 11 of TR 53138 be amended to allow this request for reduced street frontage. Lots proposed to have reduced street frontage will still be consistent with the required lot area.

PROPOSED STREET FRONTAGE REDUCTIONS

| LOT | ZONE | REQUIRED FRONTAGE (FEET) | PROPOSED FRONTAGE (FEET) | LOT | ZONE | REQUIRE FRONTAGE (FEET) | PROPOSED FRONTAGE (FEET) |
|-----|------|--------------------------|--------------------------|-----|------|-------------------------|--------------------------|
| 12 | R-1 | 40 | 34 | 69 | R-1 | 50 | 48 |
| 13 | R-1 | 50 | 48 | 78 | R-1 | 50 | 46 |
| 15 | R-1 | 50 | 48 | 92 | R-1 | 50 | 49 |
| 16 | R-1 | 50 | 48 | 95 | R-1 | 50 | 49 |
| 17 | R-1 | 50 | 48 | 96 | R-1 | 50 | 49 |
| 18 | R-1 | 50 | 48 | 97 | R-1 | 50 | 49 |
| 19 | R-1 | 50 | 48 | 98 | R-1 | 50 | 49 |
| 33 | R-1 | 50 | 34 | 99 | R-1 | 50 | 48 |
| 34 | R-1 | 40 | 39 | 101 | R-1 | 50 | 48 |
| 37 | R-1 | 40 | 26 | 157 | R-1 | 50 | 45 |
| 55 | R-1 | 50 | 39 | 244 | R-1 | 40 | 38 |
| 63 | R-1 | 50 | 49 | 296 | A-1 | 40 | 37 |
| 64 | R-1 | 50 | 49 | 298 | A-1 | 40 | 29 |
| 65 | R-1 | 50 | 48 | 299 | A-1 | 40 | 20 |
| 66 | R-1 | 50 | 47 | 307 | A-1 | 60 | 46 |
| 67 | R-1 | 50 | 48 | 310 | A-1 | 40 | 36 |
| 68 | R-1 | 50 | 48 | 311 | A-1 | 40 | 36 |

REDUCTION IN THE NUMBER OF HORSE-KEEPING LOTS

As the project proposes a reduction of approximately 16 percent in the overall number of single-family lots, the project also proposes a reduction in the number of horse-keeping lots by approximately 16 percent, from 55 lots to 41 lots. Modification of the number of horse-keeping lots requires modification of condition no. 3 of CUP No. 99-239 – (5).

REDUCTION IN THE NUMBER OF OAK TREE REMOVALS

The project proposes reducing the number of oak tree removals from 61 to 42 and increasing the number of encroachments into the protected zone from 10 to 13. Despite the overall reduction of removals, different oak trees are proposed to be affected by this project than were previously approved. The applicant was required to submit a new oak tree permit, OTP 201200001, including an arborist's report and burden of proof. Staff finds the burden of proof satisfactorily supports the applicant's request for oak tree removals and encroachments, as 79 percent (160) of the 202 existing oak trees will not be impacted. The 42 trees to be removed are distributed throughout the project site, not concentrated in one area.

MODIFICATION OF THE TEXT CONDITIONS OF APPROVAL

The amendments proposed by the project will require modification of the text of conditions of approval for TR 53138 and CUP 99-239 – (5), to adjust the numbers and types of lots, lot numbers,

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 Staff Report**

and requested modifications of particular conditions. Modifications to the TR 53138 approval conditions are included as part of the amendment map process. The applicant has submitted CUP Mod. No. 201100160 for modifications to the CUP.

COMMUNITY CHARACTER BOOKLET

Condition No. 16 of CUP 99-239 – (5) states that the Community Character booklet is part of the Exhibit “A” for the CUP. The applicant has amended the Community Character booklet to reflect the changes by the Second Amendment and CUP Mod No. 201100160. Approval of the amended Exhibit “A” map will include approval of the amended Community Character booklet.

ADDENDUM TO THE FEIR

The applicant has provided an addendum to the FEIR for the project that indicates that, due to the reduced number of lots and reduced amount of grading, impacts to areas considered by the original EIR will be reduced. The addendum indicates the following reductions in impacts:

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

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| | | | |
|---|---|--|---|
| Oak Trees (FEIR Sec. 4.3) | * 45 oak trees removed *10 oak tree encroachments | * 42 oak trees removed *13 oak tree encroachments | *3 less oak tree removals *3 more encroachments |
| Cultural Resources (FEIR Sec. 4.4) | *71.4 ac open space | *90.7 ac. open space | * Addition of 19.3 ac. of natural area |
| Geology & Soils (FEIR Sec. 4.5) | *2,240,000 cy mass grading *265,000 cy remedial grading *269,000 sf retaining walls | *1,660,000 cy mass grading *0 cy remedial grading *86,000 sf retaining walls | *Reduction of 580,000 cy in mass grading (25.8%) *Reduction of 265,000 cy remedial grading (100%) *Reduction of 183,000 sf of retaining walls (68%) |
| Hydrology (FEIR Sec. 4.6) | *4 debris basins | *1 debris basin | *Reduction of 3 debris basins (75%) |
| Noise (FEIR Sec. 4.7) | *2,505,000 cy grading 375 units | *1,660,000 cy grading 314 units | *33.7% reduction in grading equipment impact *16.3% reduction of bldg. constr. equipment impact |
| DESCRIPTION OF POTENTIAL IMPACTS | EXISTING 375-UNIT PROJECT | MODIFIED 314-UNIT PROJECT | DESCRIPTION OF MODIFICATIONS |
| Fire Protection Services (FEIR Sec. 4.8) | *375 units | *314 units | *16.3% reduction in residential structures to serve |
| Police Protection Services (FEIR Sec. 4.9) | *375 units | *314 units | *16.3% reduction in residential houses to serve |
| Schools (FEIR Sec. 4.10) | *375 units | *314 units | *Approximate 16% reduction in student generation (one student per house, all classes) |
| Libraries (FEIR Sec. 4.11) | *375 units | *314 units | *16.3% reduction in library demand |

PROJECT NO. 99-239- (5)
 SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 53138
 OAK TREE PERMIT NO. 201200001
 CONDITIONAL USE PERMIT MODIFICATION NO. 201100160
 ADDENDUM TO FINAL ENVIRONMENTAL IMPACT RERPORT NO. 99239
 Staff Report

| | | | |
|--|------------|------------|---|
| Traffic (FEIR Sec. 4.12) | *375 units | *314 units | *Reduction of 610 vehicle trips per day (16.3%) after build-out |
| Potable Water (FEIR Sec. 4.13) | *375 units | *314 units | *Reduction of 20,880 gal. per day of demand (16.3%) |
| Wastewater (FEIR Sec.4.14) | *375 units | *314 units | *Reduction of 44,880 gal. day of sewage discharge (16.3%) |
| Solid Waste (FEIR Sec. 4.15) | *375 units | *314 units | *Reduction of 735 lbs./unit/day of solid waste per day (16.3%) |
| Electric and Gas (FEIR Sec. 4.16 & 4.17) | *375 units | *314 units | 16.3 % reduction of demand for gas and electricity |

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer close the public hearing, approve the addendum to the Final Environmental Impact Report, and approve the Second Amendment to Vesting Tentative Tract Map No. 53138, Conditional Use Permit Modification No. 201100160, and Oak Tree Permit No. 201200001 subject to the attached recommended conditions of the Subdivision Committee.

Attachments:

- Factual
- Aerial Photograph
- Draft Findings
- Draft Conditions
- Environmental Documentation
- Oak Tree Permit Burden of Proof
- CUP Modification Burden of Proof
- Correspondence

NP:dck
 2/9//2012

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 99-239- (5)
SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 53138**

1. The Los Angeles County Hearing Officer ("Hearing Officer"), Ms. Gina Natoli, conducted a duly noticed public hearing in the matter of the Second Amendment to Vesting Tentative Tract Map No. 53138 ("Second Amendment") on February 21, 2011. TR 53138 was heard concurrently with Oak Tree Permit ("OTP") No. 201200001 and Conditional Use Permit Modification ("CUP Mod") No. 201100160.
2. The Second Amendment proposes the following amendments to Vesting Tentative Tract Map No. 53138 ("TR 53138):
 - Reduction in the overall number of lots from 421 (including 375 single-family lots) to 344 lots (including 314 single-family lots).
 - Modification of road standards for Poema Place from a 55-foot wide collector street to a 36-foot wide private driveway and fire lane;
 - Revised interior street standards from a 51-foot wide residential street to a 36-foot wide private driveway and fire lane;
 - Waiver of street frontage on lots fronting private driveways and fire lanes;
 - Reduction in the volume of project grading from 2.2 million cubic yards to 1.8 million cubic yards;
 - Modification of condition no. 11 to allow 34 lots to have less than the required street frontage; and
 - Modification of the text conditions of approval no. 20, 21, 25, 26, 27, 28, 29, 30, 31, 32 and 36 for the vesting tentative tract map to reflect the approved amendments.
3. OTP No.201200001 is a request to remove 42 and encroach into the protected zones of 13 oak trees (no heritage oaks).
4. CUP Mod No. 201100160 is a request to modify the text conditions of CUP 99-239 – (5) to reflect the changes in numbers and types of lots, and lot numbers, proposed by the amended tentative tract map, and modification to condition no. 3 of CUP 99-239 – (5) to allow a reduction in the number of horse-keeping lots from 55 to 41.
5. Approval of this request is contingent upon the approval of all the other requests for entitlements included in Project No. 99-239 – (5).
6. If this amendment map is denied at the public hearing and the denial is sustained by subsequent appeals, the subdivider may proceed with the development approved under previous approvals once the final map is recorded.
7. Only items proposed for modification can be considered by the Hearing Officer at the public hearing. All other project features and conditions remain as previously approved.

PROJECT NO. 99-239-(5)
SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 053138
DRAFT FINDINGS

PAGE 2

8. The subject site is located at the north of California State Route 118 (Ronald Reagan Freeway) between Canoga Avenue and Topanga Canyon Boulevard, within the Chatsworth Zoned District.
9. The irregularly-shaped property is 230.58 gross acres in size with flat to hilly terrain. A large portion of the property is generally a plateau that is bordered to the west and south by Devil's Canyon and to the east by Brown's Canyon. It is generally vacant though five single-family residences are included in Not A Part ("NAP") areas surrounded by the project site
10. The majority of the subject property was historically known as the Deerlake Highlands Tract, a Record of Survey subdivision of approximately 2,275 lots recorded in the late 1920's. Since their creation in the late 1920's, these substandard lots have occasionally been conveyed, sold, and acquired. These lots have been merged into 624 lots, each with a minimum of 6,000 square feet through the processing and issuing of 624 unconditional certificates of compliance.
11. The residences will take access from internal private and future streets as well as private driveways and fire lanes, which take access from Poema Place a 64-foot wide dedicated public street, and Canoga Avenue, a variable-width dedicated public street.
12. The subject property is depicted within the Non-Urban (R) and Rural Communities (RC) land use classifications on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). The Rural Communities designation permits residential density of one to six dwelling units per acre. The Non-Urban designation permits a maximum density of one dwelling unit per acres. The project's overall proposed density is approximately 1.7 dwelling units per acre.
13. Density transfer of 23 units from the southeasterly portion of the site designated Urban to a portion of the Non-Urban area within the southwesterly portion of the site was included in the original project. However, due to the reduction in overall number of units, this density transfer is not included in the amended project.
14. The project site is currently A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) and R-1-6,000 (Single-Family Residential - 6,000 Square Feet Minimum Required Lot Area). The zoning was established by Ordinance No. 7505 which became effective on April 14, 1959.
15. The proposed project is required to comply with the development standards of the A-1-1 and R-1-6,000 zones. Detached residences are permitted in the A-1-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code") and in the R-1-10,000 zone, pursuant to Section 22.20.070 of the County Code.
16. The amended tentative tract map dated July 12, 2011, depicts 344 lots, including 314 single-family lots (including seven flag lots), one debris basin lot, one heli-spot lot (a flag lot), one sheriff's storefront facility lot, 26 open space lots, one sewer pump station lot, and one remainder lot on 230.58 acres. The single-family lots range in size from approximately 7,500 square feet in area to approximately 55,000 square feet in area.

**PROJECT NO. 99-239-(5)
 SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 053138
 DRAFT FINDINGS**

The lots are accessed from public streets and from private driveways and fire lanes that connect with Poema Place and Canoga Avenue. Proposed grading is 1.8 million cubic yards of combined cut and fill total.

17. Staff received one letter from the Deerlake Ranch Construction Committee dated January 12, 2011, supporting the proposed amendments to TR 53138. The letter also requested that the Los Angeles County Department of Parks and Recreation take any necessary steps to ensure that individual lot owners do not impede the use of trails that cross their respective property lines. The Committee was created by Condition No. 48 of CUP 99-239- (5), approved by the Los Angeles County Board of Supervisors ("Board") on August 10, 2004. The Committee, composed of six individuals who shall be property owners, tenants, business owners, and/or other interested persons in the Chatsworth area as appointed by the Supervisor of the Fifth Supervisorial District, is to meet quarterly (or less frequently at the direction of the Committee) with the permittee and his contractor representatives.

Staff received two letters from neighbors to the project site expressing concerns about removal of oak trees; development of the natural area; and access to the trail network that, in part, crosses private property within a gated community

All correspondence is attached.

18. **SUMMARY OF EVENTS AT THE PUBLIC HEARING**

19. The Hearing Officer finds that the requested modification in the overall number of lots as indicated in the chart below is acceptable, as this modification will leave an additional approximately 19 acres of the project site undeveloped and have the additional benefits of reducing greenhouse gas emissions and vehicle traffic to and within the project site during the construction and operations phases of the project, and reducing demand for public utility services during the operations phase of the project.

| | Single family lots | Private and future street lots | Debris Basin Lots | Heli-spot | Sheriff's Station Facility | Open Space Lots | Sewer Pump Station Lots | Remainder Lots |
|--------------------|---------------------------|---------------------------------------|--------------------------|------------------|-----------------------------------|------------------------|--------------------------------|-----------------------|
| Approved Project | 375 | 14 | 4 | 1 | 1 | 21 | 1 | 4 |
| Proposed Amendment | 314 | 0 | 1 | 1 | 1 | 26 | 1 | 1 |

20. The Hearing Officer finds that the following modifications to the approved private and future streets are acceptable as Public Works has determined that the proposed private driveways and fire lanes can adequately serve the expected traffic for the project; the Fire Department has determined that the private driveways and fire lanes will provide adequate access for fire-fighting vehicles; Regional Planning has determined that the four-foot wide sidewalks on either side of the proposed private driveways and fire lanes

SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 053138
DRAFT FINDINGS

provide adequate pedestrian access to the project; and these modifications will reduce overall project grading:

- Poema Place between Topanga Canyon Road to a point approximately 280 feet east of the Poema Place bridge, a 55-foot wide private and future street with a 40-foot wide paved roadway, to become a private driveway and fire lane with a 42-foot wide right of way and a 36-foot wide paved roadway; and
- Interior private and future streets that have a 51-foot to 58-foot wide right of way and a 34-foot to 36-foot wide paved roadway to become private driveways and fire lanes with either a 42-foot wide right of way and a 36-foot wide paved roadway or a 38-foot wide right of way and a 34-foot wide paved roadway.

21. The Hearing Officer finds that the requested waiver of street frontage to allow private driveways and fire lanes, pursuant to County Code Section 21.24.040 is acceptable as:
 - The applicant's goal in proposing private driveways and fire lanes is to reduce the amount of project grading and, thus, reduce alteration of the existing topographic conditions;
 - The parcels are being created originally to be served by private driveways and fire lanes so no existing pattern of ownership is affected; and
 - Public Works and the Fire Department have determined that the proposed private driveways and fire lanes will adequately serve the proposed vehicular traffic and provide satisfactory access for fire-fighting vehicles so the public health, safety, and general welfare will not be adversely affected.
22. The Hearing Officer notes that the result of the reduction in the overall number of lots and the modification of private and future streets to private driveways and fire lanes is a reduction in overall project grading from 2.2 million cubic yards combined cut and fill to 1.8 million cubic yards combined cut and fill.
23. The Hearing Officer finds that County Code Section 21.24.300(A), which states that, wherever practical, frontage at the right-of-way line for lots on a cul-de-sac knuckle shall be 40 feet or more, and County Code Section 21.24.300 (B), which states that, wherever practical, the frontage at the right of way line shall be equal to or greater than the average lot width for lots not on a turnaround or cul-de-sac knuckle, provides some latitude to the Hearing Officer in approving requested modifications of lot frontage. For the R-1-6,000 zone, the required width is 50 feet. For the A-1-1 zone, the required width is 60 feet. The Hearing Officer finds that modification of lot frontage to less than the frontage required by County Code Sections 21.24.300 (A) and (B), as requested by the applicant for Lot Nos. 12, 13, 15, 16, 17, 18, 19, 33, 34, 37, 55, 63, 64, 65, 66, 67, 68, 69, 78, 92, 95, 96, 97, 98, 99, 101, 157, 244, 296, 298, 299, 307, 310, 311 is acceptable.
24. The Hearing Officer finds that proposed modifications to the text of vesting tentative tract map approval conditions no. 20, 21, 25, 26, 27, 28, 29, 30, 31, 32 and 36 are acceptable as these modifications reflect only changes in the number of lots, type of lots, lot numbers, types of streets, and street names approved by this amendment and do not modify the intent of these conditions.
25. Approval of this amendment map does not change the August 4, 2015 expiration date of Vesting Tentative Tract Map 53138.

**SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 053138
DRAFT FINDINGS**

26. Future development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.
27. This tract map was originally approved as a "vesting" tentative map. As such, it is subject to the provisions of Section 21.38.010 of the County Code. The Second Amendment does not change the "vesting" status.
28. An addendum to the Final Environmental Impact Report has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that, pursuant to CEQA Guidelines Section 15164, some changes to the previously certified FEIR are necessary but none of the conditions described in CEQA Guidelines Section 15162, calling for the preparation of a subsequent EIR, have occurred.
29. After consideration of the addendum to the FEIR and the FEIR itself, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the proposed amendment will have a significant effect on the environment, finds the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.
30. Approval of this amendment is conditioned on the subdivider's compliance with the attached conditions of approval.
31. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE HEARING OFFICER

1. Adopts the addendum to the FEIR and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves the Second Amendment to Vesting Tentative Tract Map No. 53138 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

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

The Second Amendment to Vesting Tentative Tract Map No. 53138 ("Second Amendment") proposes to amend certain conditions of approved Vesting Tentative Map No. 53138 ("TR 53138"), as indicated below.

1. Condition No. 10, as currently approved, reads as follows:

Provide at least 40 feet of frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.

With the requested modification, the applicant is adding the following to Condition No. 10, and it would read as follows:

Provide at least 40 feet of frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of frontage at the property line for all other lots, 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

2. Condition No. 20, as currently approved, reads as follows:

Show "A" Street, "D" Street through "K" Street, "B" Street south of "L" Street, and "C" Street north of "N" Street as dedicated streets on the final map.

With the requested modification, the applicant is revising and adding the following to Condition No. 20 and it would read as follows:

Show ~~"A" Street, "D" Street through "K" Street, "B" Street south of "L" Street, and "C" Street north of "N" Street~~ Canoga Avenue and Bullfinch Road, south of the proposed gates, Nogan Drive and Poema Place from Canoga Avenue to cul-de-sac as dedicated streets on the final map.

3. Condition No. 21, as currently approved, reads as follows:

Show "B" Street north of "K" Street, "C" Street north of "K" Street, and "L" Street through "X" Street as private and future streets on the final map

With the requested modification, the applicant is revising and adding the following to Condition No. 21 and it would read as follows:

Show ~~"B" Street north of "K" Street, "C" Street north of "K" Street, and "L" Street through "X" Street as private and future streets~~ project access as private driveways and fire lanes on the final map

4. Condition No. 25, as currently approved, reads as follows:

Prior to recordation of any final map unit that includes "T" Street, submit evidence satisfactory to the Director that an easement for ingress, egress, and underground utility purposes will be recorded for the benefit of properties to the north of the project. The easement shall extend through Lot 266 from the northerly tract boundary to private and future "T" Street, continuing to a public

road, as shown on Vesting Tentative Tract Map No. 53138, and shall be a minimum of 28 feet, and a maximum of 58 feet in width.

With the requested modification, the applicant is revising and adding the following to Condition No. 25 and it would read as follows:

Prior to recordation of any final map unit that includes "T" Street Schindler Way, submit evidence satisfactory to the Director that an easement for ingress, egress, and underground utility purposes will be recorded for the benefit of properties to the north of the project. The easement shall extend ~~through~~ by Lot 266- 255 from the northerly tract boundary to ~~private and future~~ "T" Street private driveway and fire lane Schindler Way, continuing to a public road, as shown on Vesting Tentative Tract Map No. 53138, and shall be a minimum of 28 feet, and a maximum of 58 feet in width.

5. Condition No. 26, as currently approved, reads as follows:

Prior to recordation of any final map unit that includes "T" Street, submit evidence satisfactory to the Director that an easement for ingress, egress, and underground utility purposes will be recorded for the benefit of properties to the north of the project, including those commonly referred to as the "Deerlake Addition." The easement shall extend. The easement shall extend through Lot 266 from the northerly tract boundary to private and future "T" Street, continuing to a public road, as shown on Vesting Tentative Tract Map No. 53138, and shall be a minimum of 36 feet, and a maximum of 58 feet in width.

With the requested modification, the applicant is revising and adding the following to Condition No. 26 and it would read as follows:

Prior to recordation of any final map unit that includes "T" Street Schindler Way, submit evidence satisfactory to the Director that an easement for ingress, egress, and underground utility purposes will be recorded for the benefit of properties to the north of the project, including those commonly referred to as the "Deerlake Addition." The easement shall extend ~~through~~ by Lot 266 337 from the northerly tract boundary to private ~~and future~~ driveway and fire lane "T" Street Schindler Way, continuing to a public road, as shown on Vesting Tentative Tract Map No. 53138, and shall be a minimum of 36 32 feet, and a maximum of 58 42 feet in width.

6. Condition No. 27, as currently approved, reads as follows:

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

With the requested modification, the applicant is revising and adding the following to Condition No. 27 and it would read as follows:

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

7. Condition No. 28, as currently approved, reads as follows:

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

With the requested modification, the applicant is revising and adding the following to Condition No. 28 and it would read as follows:

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

8. Condition No. 29, as currently approved, reads as follows

Permission is granted to use the alternate street cross section to the satisfaction of the Department of Regional Planning and Department of Public Works for "R" Street, "S" Street, "T" Street, "U" Street, "V" Street, and "W" Street.

With the requested modification, the applicant is revising and adding the following to Condition No. 29 and it would read as follows:

Permission is granted to use the alternate street cross section to the satisfaction of the Department of Regional Planning and Department of Public Works for "~~R~~" Street, "~~S~~" Street, "~~T~~" Street, "~~U~~" Street, "~~V~~" Street, and "~~W~~" Street all public streets.

9. Condition No. 30, as currently approved, reads as follows:

Convey and easement for construction of a helispot on Lot 399 to the Consolidated Fire Protection District of the County of Los Angeles for use by said Consolidated Fire Protection District and other emergency personnel. Submit evidence of compliance with this condition to the Director prior to recordation of the final map.

With the requested modification, the applicant is revising and adding the following to Condition No. 30 and it would read as follows:

Convey and easement for construction of a helispot on Lot ~~399~~ 341 to the Consolidated Fire Protection District of the County of Los Angeles for use by said Consolidated Fire Protection District and other emergency personnel. Submit evidence of compliance with this condition to the Director prior to recordation of the final map.

10. Condition No. 31, as currently approved, reads as follows:

Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of residential and accessory structures over the lots designated as remainder parcels. Construction of recreational amenities is permitted. Dedicate on the final map the right to prohibit the construction of residential and accessory structures on the open space lots (Lots 378 through 383, 385 through 393, 398, 400, 401, and 417). Recreational structures may be constructed on portions of Lots 376, 384, and 416 subject to approval of plot plans by the Director.

With the requested modification, the applicant is revising and adding the following to Condition No. 31 and it would read as follows:

Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of residential and accessory structures over the lots designated as open space remainder parcels (Lots 315, 317-336, 338-340, 343, 344. Construction of recreational amenities is permitted. ~~Dedicate on the final the right to prohibit the construction of residential and accessory structures on the open space lots (Lots 378 through 383, 385 through 393, 398, 400, 401, and 417). Recreational structures may be constructed on portions of Lots 376, 384, and 416 subject to approval of plot plans by the Director of Planning.~~ Recreational structures/facilities maybe constructed on portions of lots 315, 324, 336, and 343 subject to approval of plot plans by the Director. Water and Sewer structures/facilities may be constructed on lots 327 and 342. Drainage structures/facilities may be constructed within open space lots as shown on the drainage concept/hydrology study approved by the Department of Public Works Works

11. Condition No. 32, as currently approved, reads as follows:

Lot 337 shall be used for a sheriff's storefront sub-station to be constructed by the subdivider to the satisfaction of the Sheriff's Department as provided for in Conditional use Permit Case No. 99-239-(5).

With the requested modification, the applicant is revising and adding the following to Condition No. 32 and it would read as follows:

Lot ~~337~~ 316 shall be used for a sheriff's storefront sub-station to be constructed by the subdivider to the satisfaction of the Sheriff's Department as provided for in Conditional use Permit Case No. 99-239-(5).

12. Condition No. 33, as currently approved, reads as follows:

Provide for the ownership and maintenance of the open space lots (Lots 378 through 383, 385 through 393, 398, 400, 401, and 417) by a homeowners' association or dedicate the open space lots to a public agency to the satisfaction of the Department of Regional Planning.

With the requested modification, the applicant is revising Condition No. 33 and it would read as follows:

Provide for the ownership and maintenance of the open space lots (~~Lots 378 through 383, 385 through 393, 398, 400, 401, and 417~~ Lots 315, 317 through 336, 338 through 340, 333, and 334) by the homeowners' association or dedicate the open space lots to a public agency to the satisfaction of the Department of Regional Planning.

13. Condition No. 36, as currently approved, reads as follows:

Bond with the Department of Public Works for any recreational structures proposed for Lots 404 and 408 and the equestrian rest area adjacent to Lot 262.

With the requested modification, the applicant is revising and adding the following to Condition No. 36 and it would read as follows:

Bond with the Department of Public Works for any recreational structures proposed for Lots 404 315 and 408 324 and the equestrian rest area adjacent to within Lot 262 336 .

14. All other conditions of TR 53138 remain as previously approved.

15. Permission is granted to develop the subdivision in accordance with the amendment map dated July 12, 2011.

16. Permission is granted to make the following changes to the tentative tract map:

- Reduction in the overall number of lots from 421 (including 375 single-family lots) to 344 lots (including 314 single-family lots).
- Modification of road standards for Poema Place from a 55-foot wide collector street to a 36-foot wide private driveway and fire lane;
- Revision of interior street standards from a 51-foot wide residential street to a 36-foot wide private driveway and fire lane;
- Reduction in the volume of project grading from 2.2 million cubic yards to 1.8 million cubic yards;
- Allowing Lot Nos. 12, 13, 15, 16, 17, 18, 19, 33, 34, 37, 55, 63, 64, 65, 66, 67, 68, 69, 78, 92, 95, 96, 97, 98, 99, 101, 157, 244, 296, 298, 299, 307, 310, 311 to have less than the required street frontage;

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 99-239- (5)
CUP MODIFICATION NO. 201100160**

1. The Los Angeles County Hearing Officer ("Hearing Officer"), Ms. Gina Natoli, conducted a duly noticed public hearing in the matter of Conditional Use Permit Modification ("CUP Mod") No. 201100160 on February 21, 2011. CUP Mod No. 201100160 was heard concurrently with the Second Amendment to Vesting Tentative Tract Map No. 53138 ("Second Amendment") and Oak Tree Permit ("OTP") No. 201200001.
2. CUP Mod No. 201100160 is a request to modify condition no. 3 of CUP 99-239 – (5) to allow a reduction in the number of horse-keeping lots from 55 to 41, and to modify the text of conditions no. 1, 2, 16, 20, 22, 23, 24, 25, 26, 56, 57, 64 and 65 of CUP 99-239 – (5) to reflect the changes in numbers of lots, types of lots, lot numbers, types of streets, and street names approved by the proposed second amendment to TR 53138.
3. The Second Amendment requests the following :
 - Reduction in the overall number of lots from 421 (including 375 single-family lots) to 345 lots (including 314 single-family lots).
 - Modification of road standards for Poema Place from a 55-foot wide collector street to a 36-foot wide private driveway and fire lane;
 - Revised interior street standards from a 51-foot wide residential street to a 36-foot wide private driveway and fire lane;
 - Reduction in the volume of project grading from 2.2 million cubic yards to 1.8 million cubic yards;
 - Waiver of street frontage on lots fronting private driveways and fire lanes;
 - Modification of condition no. 11 to allow 34 lots to have less than the required street frontage; and
 - Modification of the text conditions of approval for the vesting tentative tract map to reflect the approved amendments.
4. OTP No. 201200001 is a request to remove 42 and encroach into the protected zones of 13 oak trees (no heritage oaks).
5. Condition No. 16 of CUP 99-239 – (5) states that the Community Character booklet is part of the Exhibit "A" for the CUP. The applicant has amended the Community Character booklet to reflect the changes requested by the Second Amendment and CUP Mod 201100160. Approval of the amended Exhibit "A" map will include approval of the amended Community Character booklet.
6. Approval of this request is contingent upon the approval of all the other requests for entitlements included in Project No. 99-239 – (5).
7. If this CUP modification is denied at the public hearing and the denial is sustained by any subsequent appeals, the subdivider may proceed with the development approved

under previous approvals once the final map is recorded.

8. Only items proposed for modification can be considered by the Hearing Officer at the public hearing. All other project features and conditions remain as previously approved.
9. The subject site is located at the north of California State Route 118 (Ronald Reagan Freeway) between Canoga Avenue and Topanga Canyon Boulevard, within the Chatsworth Zoned District.
10. The irregularly-shaped property is 230.58 gross acres in size with flat to hilly terrain. A large portion of the property is generally a plateau that is bordered to the west and south by Devil's Canyon and to the east by Brown's Canyon. It is generally vacant though five single-family residences and the foundations of several other residences exist on the site.
11. The majority of the subject property was historically known as the Deerlake Highlands Tract, a Record of Survey subdivision of approximately 2,275 lots recorded in the late 1920's. Since their creation in the late 1920's, these substandard lots have occasionally been conveyed, sold, and acquired. These lots have been merged into 624 lots, each with a minimum of 6,000 square feet through the processing and issuing of 624 unconditional certificates of compliance.
12. The residences will take access from internal private and future streets and private driveways and fire lanes, which take from Poema Place a 64-foot wide dedicated public street, and Canoga Avenue, a variable-width dedicated public street.
13. The subject property is depicted within the Non-Urban (R) and Rural Communities (RC) land use classifications on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). The Rural Communities designation permits residential density of one to six dwelling units per acre. The Non-Urban designation permits a maximum density of one dwelling unit per acres. The project's overall proposed density is approximately 1.7 dwelling units per acre.
14. Density transfer of 23 units from the southeasterly portion of the site designated Urban to a portion of the Non-Urban area within the southwesterly portion of the site was included in the original project. However, due to the reduction in overall number of units, this density transfer is not included in the amended project.
15. The project site is currently A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) and R-1-6,000 (Single-Family Residential - 6,000 Square Feet Minimum Required Lot Area). The zoning was established by Ordinance No. 7505 which became effective on April 14, 1959.
16. The proposed project is required to comply with the development standards of the A-1-1 and R-1-6,000 zones. Detached residences are permitted in the A-1-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code") and in the R-1-10,000 zone, pursuant to Section 22.20.070 of the County Code.

17. The amended tentative tract map dated July 12, 2011, depicts 344 lots, including 314 single-family lots (including seven flag lots), one debris basin lot, one heli-spot lot (a flag lot), one sheriff's storefront facility lot, 26 open space lots, one sewer pump station lot, and one remainder lot on 230.58 acres. The single-family lots range in size from approximately 7,500 square feet in area to approximately 55,000 square feet in area. The lots are access from private driveways and fire lanes that connect with Poema Place and Canoga Avenue. Proposed grading is 1.8 million cubic yards of combined cut and fill total.
18. Staff received one letter from the Deerlake Ranch Construction Committee dated January 12, 2011, supporting the proposed amendments to TR 53138. The letter also requested that the Los Angeles County Department of Parks and Recreation take any necessary steps to ensure that individual lot owners do not impede the use of trails that cross their respective property lines.

The Committee was created by Condition No. 48 of CUP 99-239- (5), approved by the Los Angeles County Board of Supervisors ("Board") on August 10, 2004. The Committee, composed of six individuals who shall be property owners, tenants, business owners, and/or other interested persons in the Chatsworth area as appointed by the Supervisor of the Fifth Supervisorial District, is to meet quarterly (or less frequently at the direction of the Committee) with the permittee and his contractor representatives.

Staff received two letters from neighbors to the project site expressing concerns about removal of oak trees; development of the natural area; and access to the trail network that, in part, crosses private property within a gated community

All correspondence is attached.

19. *SUMMARY OF EVENTS AT THE PUBLIC HEARING.*
20. The Hearing Officer finds that the requested modification to condition no. 3 of CUP 99-239 – (5), a reduction in the number of horse-keeping lots from 55 lots to 41 lots, is acceptable as this reduction is proportional to the reduction in the number of single-family lots.
21. The Hearing Officer finds that modifications to the text of CUP 99-239 – (5) approval conditions no. 1, 2, 16, 20, 22, 23, 24, 25, 26, 56, 57, 64, and 65 are acceptable as these modifications reflect only changes in the number of lots, type of lots, lot numbers, types of streets, and street names approved by the second amendment to and do not modify the intent of these conditions.
22. The Hearing Officer finds that the burden of proof for the conditional use permit as modified has been satisfied as required by Section 22.56.040. The burden of proof indicates the effect of the proposed modification proposed by the second amendment to TR 53138.
23. The Hearing Officer finds that approval of the application will not substantially alter or materially deviate from the terms and conditions imposed in the granting of the

previously approved conditional use permit. Only text changes are proposed to conditions no. 1, 2, 16, 20, 22, 23, 24, 25, 26, 56, 57, 64 and 65 of CUP 99-239 – (5). The proposed reduction in the number of horse-keeping lots required by Condition No. 3 of CUP 99-239 – (5) results from the overall reduction in number of lots proposed by the second amendment to TR 53138.

24. The Hearing Officer finds that approval of the application is necessary to allow the reasonable operation and use granted in the conditional use permit. Regional Planning required the applicant to apply for the CUP modification in order to allow text changes in certain conditions of approved CUP 99-239 – (5) to make the conditions of that CUP consistent with the requested modifications of TR 53138.
25. Future development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.
26. An addendum to the Final Environmental Impact Report has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality Act (“CEQA”) and the Los Angeles County Environmental Guidelines. It was determined that, pursuant to CEQA Guidelines Section 15164, some changes to the previously certified FEIR are necessary but none of the conditions described in CEQA Guidelines Section 15162, calling for the preparation of a subsequent EIR, have occurred.
27. After consideration of the addendum to the FEIR and the FEIR itself, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the proposed amendment will have a significant effect on the environment, finds the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.
28. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is the Los Angeles Department of Regional Planning (“Regional Planning”), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the burden of proof for the conditional use permit as modified has been satisfied as required by Section 22.56.040;
- B. That approval of the application will not substantially alter or materially deviate from the terms and conditions imposed in the granting of the previously approved conditional use permit; and

PROJECT NO. 99-239-(5)
CUP MODIFICATION NO. 201100160
DRAFT FINDINGS

PAGE 5

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

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a condition use permit modification as set forth in Section 22.56.1630 of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Conditional Use Permit Modification 201100160 is approved subject to the attached conditions.

PROJECT NO. 99-239- (5)
CONDITIONAL USE PERMIT MODIFICATION NO. 201100160
DRAFT CONDITION MODIFICATIONS

Conditional Use Permit Modification ("CUP Mod") No. 201100160 proposes modifications to certain conditions of approved CUP 99-239 – (5), as indicated below.

1. Condition No. 1, as currently approved, read as follows:

The grant authorizes the use of the subject property for a total of 375 single-family residential lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriffs storefront facility, 21 open space lots, four "remainder parcels," and project-associated infrastructure to be developed in compliance with hillside management and density-controlled development design review criteria, as depicted on the approved Exhibit "A" (dated March 24, 2004) subject to the following conditions of approval.

With the requested modification, the applicant is revising and adding the following to Condition No. 1 and it would read as follows:

The grant authorizes the use of the subject property for a total of ~~375~~ 314 single-family residential lots, ~~14 private and future street lots~~, ~~four~~ one debris basin lots, one helispot lot, one sheriffs storefront facility, ~~21~~ 25 open space lots, ~~four~~ one "remainder parcels," and project-associated infrastructure to be developed in compliance with hillside management and density-controlled development design review criteria, as depicted on the approved Exhibit "A" (dated March 24, 2004) as amended on September 16, 2008 subject to the following conditions of approval.

2. Condition No. 2, as currently approved, read as follows:

A minimum of 50 percent of the 375 lots, or 188 lots, shall be 15,000 square feet in size, or larger

With the requested modification, the applicant is revising and adding the following to Condition No. 2 and it would read as follows:

A minimum of 50 percent of the ~~375~~ 314 lots, or ~~188~~ 157 lots, shall be 15,000 square feet in size, or larger.

3. Condition No. 3, as currently approved, read as follows:

A minimum of 55 lots shall be specifically designated to accommodate horse keeping.

With the requested modification, the applicant is revising and adding the following to Condition No. 3 and it would read as follows:

A minimum of 41 lots shall be specifically designated to accommodate horse keeping.

4. Condition No. 16, as currently approved, read as follows:

The subject property shall be graded, developed and maintained in substantial compliance with the approved Exhibit "A", which includes the tentative tract map

(dated March 24, 2004), Community Character booklet, and exhibit maps. Amended or revised tentative maps approved for Vesting Tentative Tract Map No. 53138 may, at the discretion of the Director, constitute a revised Exhibit "A".

With the requested modification, the applicant is revising and adding the following to Condition No. 16 and it would read as follows:

The subject property shall be graded, developed and maintained in substantial compliance with the approved Exhibit "A", which includes the amended vesting tentative tract map (dated ~~March 24, 2004~~ March 10, 2011), Community Character booklet, and exhibit maps. Amended or revised tentative maps approved for Vesting Tentative Tract Map No. 53138 may, at the discretion of the Director, constitute a revised Exhibit "A".

5. Condition No. 20, as currently approved, reads as follows:

Any future development of the four lots designated as remainder parcels shall be subject to the regulations in effect at the time of such development, including the provisions of section 66410 et. seq. of the California Government Code (Subdivision Map Act) and the requirements of the Subdivision and Zoning Ordinances.

With the requested modification, the applicant is revising and adding the following to Condition No. 20 and it would read as follows:

Any future development of the one ~~four~~ lots designated as a remainder parcels shall be subject to the regulations in effect at the time of such development, including the provisions of section 66410 et. seq. of the California Government Code (Subdivision Map Act) and the requirements of the Subdivision and Zoning Ordinances.

6. Condition No. 22, as currently approved, read as follows:

Two private active use areas shall be provided on open space lots 376 and 384 to the satisfaction of the Director. Amenities such as benches, playground equipment or other similar features shall be provided as depicted on the approved Exhibit "A".

With the requested modification, the applicant is revising and adding the following to Condition No. 22 and it would read as follows:

Two private active use areas shall be provided on open space lots ~~376~~ 315 and ~~384~~ 324 to the satisfaction of the Director. Amenities such as benches, playground equipment or other similar features shall be provided as depicted on the approved Exhibit "A".

7. Condition No. 23, as currently approved, read as follows:

A natural park shall be provided on a portion of open space lot 416 as shown on the approved Exhibit "A".

With the requested modification, the applicant is revising and adding the following to Condition No. 23 and it would read as follows:

A natural park shall be provided on a portion of open space lot 446 343 as shown on the approved Exhibit "A".

8. Condition No. 24, as currently approved, read as follows:

An equestrian rest area shall be provided and permanently maintained by the Homeowners' Association on the remainder parcel adjacent to Lot 262, as depicted on the approved Exhibit "A". If necessary, an alternative location in the same general vicinity may be considered subject to the approval of a revised Exhibit "A".

With the requested modification, the applicant is revising and adding the following to Condition No. 24 and it would read as follows:

An equestrian rest area shall be provided and permanently maintained by the Homeowners' Association on the ~~remainder~~ parcel adjacent to Lot ~~262~~ 336, as depicted on the approved Exhibit "A". If necessary, an alternative location in the same general vicinity may be considered subject to the approval of a revised Exhibit "A".

9. Condition No. 25, as currently approved, read as follows:

The permittee shall pay the Quimby in-lieu fee of \$410,040 as required by the Department of Parks and Recreation.

With the requested modification, the applicant is revising and adding the following to Condition No. 25 and it would read as follows:

The permittee shall pay the Quimby in-lieu fee of ~~\$410,040~~ 342,720 as required by the Department of Parks and Recreation.

10. Condition No. 26, as currently approved, read as follows:

The area of individual lots shall substantially conform to that shown on the approved Exhibit "A" and shall include at least 55 lots containing a minimum of 15,000 square feet and specifically designed to accommodate horse keeping. Each horse-keeping lot shall include a minimum area of 2,000 square feet designated specifically for horse-keeping. No portion of the designated area shall be close than 35 feet to any habitable structures and shall comply with the requirements of the County Code. Site plans depicting compliance shall be submitted to the Director prior to issuance of building permits.

With the requested modification, the applicant is revising and adding the following to Condition No. 26 and it would read as follows:

The area of individual lots shall substantially conform to that shown on the approved Exhibit "A" and shall include at least ~~55~~ 41 lots containing a minimum of 15,000 square feet and specifically designed to accommodate horse keeping. Each horse-keeping lot shall include a minimum area of 2,000 square feet designated specifically for horse-keeping. No portion of the designated area

shall be close than 35 feet to any habitable structures and shall comply with the requirements of the County Code. Site plans depicting compliance shall be submitted to the Director prior to issuance of building permits.

11. Condition No. 56, as currently approved, read as follows:

No access of heavy construction equipment or vehicles, or delivery of construction materials, shall be permitted onto the project site via Canoga Avenue prior to 9:00 a.m. and after 2:00 p.m. Mondays through Fridays. No such access or deliveries shall be permitted on weekends or holidays. IN addition, permittee, in consultation with the Los Angeles County Department of Public Works and in a manner consistent with the timing requirements of the construction of the "A" Street Bridge, shall specify authorized routes for construction-related vehicles, including deliver and contractor employee vehicles, consistent with Condition No. 57(d)(ii) of this grant. Permittee will post necessary signs and/or personnel at all entries to Twin Lakes and local streets no permitted as authorized routes to ensure enforcement of these prohibitions.

With the requested modification, the applicant is revising and adding the following to Condition No. 56 and it would read as follows:

No access of heavy construction equipment or vehicles, or delivery of construction materials, shall be permitted onto the project site via Canoga Avenue prior to 9:00 a.m. and after 2:00 p. m. Mondays through Fridays. No such access or deliveries shall be permitted on weekends or holidays. In addition, permittee, in consultation with the Los Angeles County Department of Public Works and in a manner consistent with the timing requirements of the construction of the "A" Street Poema Place Bridge, shall specify authorized routes for construction-related vehicles, including deliver and contractor employee vehicles, consistent with Condition No. 57(d)(ii) of this grant. Permittee will post necessary signs and/or personnel at all entries to Twin Lakes and local streets no permitted as authorized routes to ensure enforcement of these prohibitions.

12. Condition No. 57, as currently approved, read as follows:

Upon completion of "A" Street and the bridge, as shown on the Tentative Subdivision Map, access to the project via Canoga Avenue by construction equipment or vehicles shall be prohibited, and all construction traffic shall use Topanga Canyon Boulevard. In addition, the following conditions shall apply during the construction of the "A" Street Bridge:

- A. Upon expiration of all appeal periods, including the statutory time period for legal challenge to the EIR, permittee shall prepare all necessary engineering drawings for the construction of the "A" Street Bridge (aka Topanga Bridge).
- B. Prior to recordation of the first final unit map, the permittee shall have applied to the Department of Public Works for and received a permit to construct the "A" Street Bridge, or the "A" Street Bridge shall be include in an Improvement Agreement for the first final unit map.

- C. Prior to the issuance of the first residential building permit, construction shall commence on the "A" Street Bridge.
- D. Prior to completion of the "A" Street Bridge, construction traffic on Canoga Avenue shall be subject to the following controls:
 - 1. (iii). Until construction of the "A" Street Bridge has been completed and construction-related traffic is no longer permitted to use Canoga Avenue, the permitted shall have two crossing guards on duty when local schools, day camps, or summer camps are in session: one crossing guard at the intersection of Canoga Avenue with Chatsworth Street and one crossing guard at the intersection of Canoga Avenue with Tulsa Street;
 - 2. (iv) Until construction of the "A" Street Bridge has been completed and construction-related traffic is no longer permitted to use Canoga Avenue, the permittee shall have one or two flag person, as determined by the Department of Public Works, on south-bound Canoga Avenue to alert motorists to oncoming construction vehicles;
 - 3. (v) The "A" Street and Canoga Avenue bridges shall be completed and open for construction traffic prior to the issuance of the 130th residential building permit;
 - 4. (vi) No construction equipment, materials and supply deliveries shall be permitted on Canoga Avenue after the issuance of the 130th residential building permit. Upon completion of the "A" Street Bridge, construction traffic shall be restricted to travel only from Topanga Canyon Boulevard, to Poema Place, to the site; and
 - 5. (vii) Upon completion of the "A" Street Bridge, the permittee shall post "No Construction Traffic" signs on the Canoga Avenue entrance to the site prohibiting construction traffic to Canoga Avenue and diverting such traffic to Topanga Canyon Boulevard and "A" Street.
- E. The applicant shall ensure that access for existing homeowners and equestrians will not be impeded by traffic to and from the temporary construction trailers site along that portion of existing Canoga Avenue extending between the existing driveway to the temporary construction trailers site and the 118 freeway overpass;
- F. No mass grading shall be permitted on the temporary construction trailers site except that which is necessary to provide a safe transition between the existing driveway and Canoga Avenue, consistent with Exhibit "A" of CUP No. 99-239, and the minor grading required

- providing an all weather parking lot on the temporary construction trailers site;
- G. All applicable conditions of approval of CUP 99-239, including those pertaining to dust and storm water runoff controls, shall apply to the temporary construction trailers site;
 - H. The applicant shall obtain required permits from the Departments of Public Works, Building & Safety Division, and the Department of Health Services, prior to any construction or placements on the temporary construction trailers site;
 - I. Fifteen days after the completion of the "A" Street bridge, the temporary construction trailers shall be removed from this site, and no further construction-related traffic shall be permitted to use Canoga Avenue, consistent with Condition No. 57 of CUP No. 99-239;
 - J. Relocation of the temporary construction trailers within 15 days of completion of the "A" Street bridge shall be to a location within the Deerlake Ranch project site that provides access to and from Topanga Canyon Boulevard; and
 - K. After relocation of the temporary construction trailers, the leased site shall be restored to its existing condition within 30 days.

With the requested modification, the applicant is revising and adding the following to Condition No. 57 and it would read as follows:

Upon completion of "~~A" Street~~ Poema Place and the bridge, as shown on the Tentative Subdivision Map, access to the project via Canoga Avenue by construction equipment or vehicles shall be prohibited, and all construction traffic shall use Topanga Canyon Boulevard. In addition, the following conditions shall apply during the construction of the "~~A" Street~~ Poema Place Bridge:

- L. Upon expiration of all appeal periods, including the statutory time period for legal challenge to the EIR, permittee shall prepare all necessary engineering drawings for the construction of the "~~A" Street~~ Poema Place Bridge (aka Topanga Bridge).
- M. Prior to recordation of the first final unit map, the permittee shall have applied to the Department of Public Works for and received a permit to construct the "~~A" Street~~ Poema Place Bridge, or the "~~A" Street~~ Poema Place Bridge shall be include in an Improvement Agreement for the first final unit map.
- N. Prior to the issuance of the first residential building permit, construction shall commence on the "~~A" Street~~ Poema Place Bridge.
- O. Prior to completion of the "~~A" Street~~ Poema Place Bridge, construction traffic on Canoga Avenue shall be subject to the following controls:

1. (iii). Until construction of the "~~A~~" Street Poema Place Bridge has been completed and construction-related traffic is no longer permitted to use Canoga Avenue, the permitted shall have two crossing guards on duty when local schools, day camps, or summer camps are in session: one crossing guard at the intersection of Canoga Avenue with Chatsworth Street and one crossing guard at the intersection of Canoga Avenue with Tulsa Street;
 2. (iv) Until construction of the "~~A~~" Street Poema Place Bridge has been completed and construction-related traffic is no longer permitted to use Canoga Avenue, the permittee shall have one or two flag person, as determined by the Department of Public Works, on south-bound Canoga Avenue to alert motorists to oncoming construction vehicles;
 3. (v) The "~~A~~" Street Poema Place and Canoga Avenue bridges shall be completed and open for construction traffic prior to the issuance of the 130th residential building permit;
 4. (vi) No construction equipment, materials and supply deliveries shall be permitted on Canoga Avenue after the issuance of the 130th residential building permit. Upon completion of the "~~A~~" Street Poema Place Bridge, construction traffic shall be restricted to travel only from Topanga Canyon Boulevard, to Poema Place, to the site; and
 5. (vii) Upon completion of the "~~A~~" Street Poema Place Bridge, the permittee shall post "No Construction Traffic" signs on the Canoga Avenue entrance to the site prohibiting construction traffic to Canoga Avenue and diverting such traffic to Topanga Canyon Boulevard and "~~A~~" Street Poema Place.
- P. The applicant shall ensure that access for existing homeowners and equestrians will not be impeded by traffic to and from the temporary construction trailers site along that portion of existing Canoga Avenue extending between the existing driveway to the temporary construction trailers site and the 118 freeway overpass;
- Q. No mass grading shall be permitted on the temporary construction trailers site except that which is necessary to provide a safe transition between the existing driveway and Canoga Avenue, consistent with Exhibit "A" of CUP No. 99-239, and the minor grading required providing an all weather parking lot on the temporary construction trailers site;
- R. All applicable conditions of approval of CUP 99-239, including those pertaining to dust and storm water runoff controls, shall apply to the temporary construction trailers site;

- S. The applicant shall obtain required permits from the Departments of Public Works, Building & Safety Division, and the Department of Health Services, prior to any construction or placements on the temporary construction trailers site;
- T. Fifteen days after the completion of the "A" Street Poema Place bridge, the temporary construction trailers shall be removed from this site, and no further construction-related traffic shall be permitted to use Canoga Avenue, consistent with Condition No. 57 of CUP No. 99-239;
- U. Relocation of the temporary construction trailers within 15 days of completion of the "A" Street Poema Place bridge shall be to a location within the Deerlake Ranch project site that provides access to and from Topanga Canyon Boulevard; and
- V. After relocation of the temporary construction trailers, the leased site shall be restored to its existing condition within 30 days.

13. Condition No. 64, as currently approved, read as follows:

Pursuant to Chapter 22.72 of the County Code, pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$638 per dwelling unit ($\638×375 dwelling units = \$239,250). The permittee or its successor in interest may contact the County Librarian at (562) 940-8430.

With the requested modification, the applicant is revising and adding the following to Condition No. 64 and it would read as follows:

Pursuant to Chapter 22.72 of the County Code, pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is ~~\$638~~ 829 per dwelling unit ($\$638$ 829 \times ~~375~~ 314 dwelling units = ~~\$239,250~~ 260,306). The permittee or its successor in interest may contact the County Librarian at (562) 940-8430.

14. Condition No. 65, as currently approved, read as follows:

The permittee shall construct a sheriff's storefront sub-station facility, not to exceed 800 square feet in size but not less than 600 square feet, as depicted on the approved Exhibit "A". The facility shall be offered to the Sheriff's Department under appropriate terms and conditions as provided for in an agreement between the County and the permittee. The Sheriff's facility shall be constructed as soon as "A" Street has been completed and Mayan Drive has been relocated, as shown on the approved Exhibit "A", to the satisfaction of the Los Angeles County Department of Public Works. In addition to parking required to serve the Sheriff's

facility, an additional four parking spaces, at minimum, shall be provided to trail users.

With the requested modification, the applicant is revising and adding the following to Condition No. 65 and it would read as follows:

The permittee shall construct a sheriff's storefront sub-station facility, not to exceed 800 square feet in size but not less than 600 square feet, as depicted on the approved Exhibit "A". The facility shall be offered to the Sheriff's Department under appropriate terms and conditions as provided for in an agreement between the County and the permittee. The Sheriffs facility shall be constructed as soon as ~~"A" Street~~ Poema Place has been completed and Mayan Drive has been relocated, as shown on the approved Exhibit "A", to the satisfaction of the Los Angeles County Department of Public Works. In addition to parking required to serve the Sheriffs facility, an additional four parking spaces, at minimum, shall be provided to trail users.

15. All other conditions of CUP 99239 remain as previously approved.
16. Prior to the use of this grant, the terms and conditions of the modification shall be recorded in the office of the Los Angeles County Recorder.
17. Permission is granted to develop the subdivision in accordance with the Exhibit "A," including the Community Character booklet, dated July 12, 2011.
18. Permission is granted to make the following changes to the Exhibit "A":
 - Reduction in the overall number of lots from 421 (including 375 single-family lots) to 344 lots (including 314 single-family lots).
 - Modification of road standards for Poema Place from a 55-foot wide collector street to a 36-foot wide private driveway and fire lane;
 - Revision of interior street standards from a 51-foot wide residential street to a 36-foot wide private driveway and fire lane;
 - Reduction in the volume of project grading from 2.2 million cubic yards to 1.8 million cubic yards;
 - Allowing Lot Nos. 12, 13, 15, 16, 17, 18, 19, 33, 34, 37, 55, 63, 64, 65, 66, 67, 68, 69, 78, 92, 95, 96, 97, 98, 99, 101, 157, 244, 296, 298, 299, 307, 310, 311 to have less than the required street frontage;

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 99-239 – (5)
OAK TREE PERMIT NO. 201200001**

1. The Los Angeles County Hearing Officer (“Hearing Officer”), Ms. Gina Natoli, conducted a duly noticed public hearing in the matter of Oak Tree Permit No 201200001 (“OTP 201200001”) on February 21, 2012. OTP 201200001 was heard concurrently with the Second Amendment to Vesting Tentative Tract Map No. 53138 (“Second Amendment”) and Conditional Use Permit Modification (“CUP Mod.”) No. 201100160.
2. OTP 201200001 is a request to allow the removal of 42 and encroachment into the protected zone of 13 trees of the oak genus (*Quercus agrifolia*). None of the trees is a heritage oak. These oak trees are identified as tree nos. 1 through 14, 41 through 53, 55, 57 through 60, 64, 66 through 73, 76 (removals) and 21, 23 through 26, 29 through 31, 40, 61 through 63, 65 (encroachments) on the permittee's oak tree location map and oak tree report prepared by L. Newman Design Group, Inc., consulting arborist, dated January 3, 2012 (“Oak Tree Report”).
3. The Second Amendment requests the following amendments to TR 53138:
 - Reduction in the overall number of lots from 421 (including 375 single-family lots) to 345 lots (including 314 single-family lots).
 - Modification of road standards for Poema Place from a 55-foot wide collector street to a 36-foot wide private driveway and fire lane;
 - Revised interior street standards from a 51-foot wide residential street to a 36-foot wide private driveway and fire lane;
 - Reduction in the volume of project grading from 2.2 million cubic yards to 1.8 million cubic yards;
 - Waiver of street frontage on lots fronting private driveways and fire lanes;
 - Modification of condition no. 11 to allow 34 lots to have less than the required street frontage ;
 - 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 10 to 13; and
 - Modification of the text conditions of approval for the vesting tentative tract map and CUP to reflect the changes proposed by the amendment.
4. CUP Mod No. 201100160 is a related request to modify the text conditions of CUP 99-239 – (5) to reflect the changes proposed by the amended tentative tract map and to reduce the number of horse-keeping lots.
5. Approval of this request is contingent upon the approval of all the other requests for entitlements included in Project No. 99-239 – (5).
6. If this oak tree permit is denied at the public hearing and the denial is sustained by subsequent appeals, the subdivider may proceed with the development approved under

- previous approvals once the final map is recorded.
7. *TRISH NOTE: I didn't include findings about what can be considered by the Hearing Officer as this OTP is a new OTP and not a modification. Right?*
 8. The subject site is located at the north of California State Route 118 (Ronald Reagan Freeway) between Canoga Avenue and Topanga Canyon Boulevard, within the Chatsworth Zoned District.
 9. The irregularly-shaped property is 230.58 gross acres in size with flat to hilly terrain. A large portion of the property is generally a plateau that is bordered to the west and south by Devil's Canyon and to the east by Brown's Canyon. It is generally vacant, though five single-family residences are included in "Not A Part" areas surrounded by the project site.
 10. The majority of the subject property was historically known as the Deerlake Highlands Tract, a Record of Survey subdivision of approximately 2,275 lots recorded in the late 1920's. Since their creation in the late 1920's, these substandard lots have occasionally been conveyed, sold, and acquired. These lots have been merged into 624 lots, each with a minimum of 6,000 square feet through the processing and issuing of 624 unconditional certificates of compliance.
 11. The residences will take access from internal private and future streets and private driveways and fire lanes, which take from Poema Place a 64' dedicated public street, and Canoga Avenue, a variable width dedicated public street.
 12. The subject property is depicted within the Non-Urban (R) and Rural Communities (RC) land use classifications on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). The Rural Communities designation permits residential density of one to six dwelling units per acre. The Non-Urban designation permits a maximum density of one dwelling unit per acre. The project's overall proposed density is approximately 1.7 dwelling units per acre.
 13. Density transfer of 23 units from the southeasterly portion of the site designated Urban to a portion of the Non-Urban area within the southwesterly portion of the site was included in the original project. However, due to the reduction in overall number of units, this density transfer is not included in the amended project.
 14. The project site is currently A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) and R-1-6,000 (Single-Family Residential - 6,000 Square Feet Minimum Required Lot Area). The zoning was established by Ordinance No. 7505 which became effective on April 14, 1959.
 15. The proposed project is required to comply with the development standards of the A-1-1 and R-1-6,000 zones. Detached residences are permitted in the A-1-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code") and in the R-1-10,000 zone, pursuant to Section 22.20.070 of the County Code.
 16. The applicant has submitted an Oak Tree Report that identifies and evaluates oak trees on the project site, of which 42 are proposed to be removed and 13 are proposed to be encroached upon. There are 202 total oak trees on the project site.

17. The applicant has submitted an oak tree permit burden of proof to support his request for the oak tree permit. Staff finds the burden of proof satisfactorily supports the applicant's request for oak tree removals and encroachments, as 79 percent (160) of the 202 existing oak trees will remain. The 42 trees to be removed are distributed throughout the project site, not concentrated in one area.
18. The Los Angeles County Forester and Fire Warden, ("Forester"), has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition, and species of the oak trees on the site. The Forester has recommended approval of the requested oak tree encroachments, subject to the Forester's recommended conditions of approval.
19. The locations of the encroached oak trees are identified on an oak tree exhibit map.
20. The proposed construction of the project would impact 55 (42 removals and 13 encroachments) oak trees that are the subject of this approval.
21. The proposed encroachments are necessary in order to provide a safe interior circulation system and allow for a grading plan that supports the proposed residential uses. Encroachment into the protected zone of the oak trees will not harm the oaks, provided the conditions of approval are met, and will allow for development of the property in a manner consistent with the Los Angeles County Code ("County Code"), which allows for development of detached residential units in the R-1-6,000 and A-1-1 zones; therefore, the encroachments will not be contrary to or in conflict with the intent or purpose of the oak tree ordinance.
22. Staff received one letter from the Deerlake Ranch Construction Committee ("Committee") dated January 12, 2011, supporting the proposed amendments to TR 53138. The letter also requested that the Los Angeles County Department of Parks and Recreation take any necessary steps to ensure that individual lot owners do not impede the use of trails that cross their respective property lines. The Committee was created by Condition No. 48 of CUP 99-239- (5), approved by the Los Angeles County Board of Supervisors ("Board") on August 10, 2004. The Committee, composed of six individuals who shall be property owners, tenants, business owners, and/or other interested persons in the Chatsworth area as appointed by the Supervisor of the Fifth Supervisorial District, is to meet quarterly (or less frequently at the direction of the Committee) with the permittee and his contractor representatives.

Staff received two letters from neighbors to the project site expressing concerns about removal of oak trees; development of the natural area; and access to the trail network that, in part, crosses private property within a gated community

All correspondence is attached

23. *SUMMARY OF EVENTS AT THE PUBLIC HEARING*

24. The Hearing Officer finds that construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the Los Angeles County Code.

25. The Hearing Officer finds that the removal of 42 and encroachment within the protected zone of 13 oak trees are necessary for development reasons as the location of the trees at the present location frustrates the planned improvements and/or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density.
26. The Hearing Officer finds that the removal of 42 and encroachment into the protected zones of 13 oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure. The oak tree permit procedure is used to allow street improvement required by Public Works.
27. An addendum to the Final Environmental Impact Report has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that, pursuant to CEQA Guidelines Section 15164, some changes to the previously certified FEIR are necessary but none of the conditions described in CEQA Guidelines Section 15162, calling for the preparation of a subsequent EIR, have occurred.
28. After consideration of the addendum to the FEIR and the FEIR itself, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the proposed amendment will have a significant effect on the environment, finds the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.
29. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the Los Angeles County Code;
- B. That the removal of 42 and encroachment within the protected zone of 13 oak trees is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements and/or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density; and
- C. That the removal and encroachment into the protected zones of the oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure;

PROJECT NO. 99-239 - (5)
OAK TREE PERMIT NO. 201200001
DRAFT FINDINGS

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Oak Tree Permit No. 201200001 is approved subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 99-239 – (5)
OAK TREE PERMIT NO. 201200001
DRAFT CONDITIONS**

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") at either 818-890-5719 or 323-881-2481).

1. This grant allows the removal of 42 trees and encroachment within the protected zone of 13 trees (no heritage oaks) of the oak genus (*Quercus agrifolia*) identified as trees numbered 1 through 14, 41 through 53, 55, 57 through 60, 64, 66 through 73, 76 (removals) and 21, 23 through 26, 29 through 31, 40, 61 through 63, 65 (encroachments) on the permittee's oak tree location map and oak tree report prepared by L. Newman Design Group, Inc., consulting arborist, dated January 3, 2012, ("Oak Tree Report"). This grant also allows structural pruning of remaining oak trees to provide clearance and ensure the continued health of trees, including prunes greater than two inches in diameter.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective until the permittee and the owner of the property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions have been recorded as required by Condition No. 4 and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this condition No. 3 and Condition Nos. 32, 33, 34 and 35 shall be effective immediately upon final approval of this grant by the County.
4. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of this grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee, or the property owner if other than the permittee, shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions.

PROJECT NO. 99-239 – (5)
OAK TREE PERMIT NO. 201200001
DRAFT CONDITIONS

Page 2 of 5

7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
8. No oak tree shall be encroached upon until the permittee has obtained all permits and approvals required for the work which necessitates such encroachment.
9. The permittee shall comply with the requirements of the Forester's letter dated January 24, 2012, which is incorporated by reference as if set forth fully herein.
10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department the sum of \$500.00. These fees will be used to compensate the Forester for the review of the new/revised Oak Tree report. The Director of Regional Planning ("Director of Planning") and the Forester shall retain the right to make regular and unannounced site inspections.
11. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Planning and the Forester any failure to fully comply with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. This report shall include a diagram showing the exact number and location of all mitigation trees planted, if mitigation trees are required, as well as planting dates.
12. The permittee shall arrange for the consulting arborist or similarly qualified person to maintain any remaining oak trees on the subject property that are within the zone of impact as determined by the Forester for the life of the Oak Tree Permit or Conditional Use Permit.
13. The permittee shall install temporary chain-link fencing, not less than four feet in height, to secure the protected zone of all remaining oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the oak tree (before pruning) or fifteen feet from the trunk, whichever is greater. Specifically, tree nos. 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32-39, 40, 56, 61, 62, 65, 65, 74, 75, 77 identified in the Oak Tree Report shall be fenced.
14. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan (if required) and Conditions of Approval on the project site and available for review. All Individuals associated with the project as it relates to the oak resource shall be provided with a copy or otherwise made familiar with the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan (if required) and Conditions of Approval.
15. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any

major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

16. In addition to work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected oak tree or to improve its appearance or structure may be performed. Such pruning shall include removal of deadwood and stubs and medium pruning of branches two inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forester. In no case shall more than 20 percent of the tree canopy of any one tree be removed.
17. Except as otherwise expressly authorized by this grant, the Oak trees shall be maintained in accordance with the principles set forth in the publication "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.
18. The permittee shall provide mitigation trees of the oak genus at a rate of two to one (2:1) for each tree removed for a total of 84 trees.
19. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter at one foot above the base. Free form trees with multiple stems are permissible provided that the combined diameter of the two largest stems of such trees measures a minimum of one inch in diameter one foot above the base.
20. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.
21. Mitigation tree shall be planted within one year of the permitted oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society for Arboriculture's "Guide for Plant Appraisal."
22. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Planning and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two years will start anew with new replacement trees. Subsequently, additional monitoring fees shall be required.
23. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

24. Encroachment within the protected zone of any additional trees of the Oak genus on the project site is prohibited.
25. Should encroachment within the protected zone of any additional trees of the oak genus on the project site not permitted by this grant result in its injury or death within two years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".
26. No planting or irrigation system shall be installed within the drip line of any oak tree that will be retained.
27. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
28. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any oak.
29. Any violation of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
30. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the Forester for all enforcement efforts necessary to bring the subject property into compliance.
31. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Commission") or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.
32. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County, or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall promptly notify the permittee of any such claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the local agency fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency.

33. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall, within ten days of the filing, pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
- a. If during the litigation process, actual costs incurred by the department reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

34. This grant shall expire unless used within two years after the recordation of a final map for TR 53138. In the event that TR 53138 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect
35. This grant shall terminate upon the completion of the authorized oak tree encroachments and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Regional Planning.

The following reports are recommended for inclusion in the conditions of tentative approval:

1. Comply with the attached three-page Subdivision conditions.
2. Comply with the attached one-page Drainage conditions to the satisfaction of Public Works.
3. Comply with the attached two-page Geology/Soils conditions to the satisfaction of Public Works.
4. Comply with the attached two-page Grading conditions.
5. Comply with the attached 13-page Road and Traffic conditions.
6. Comply with the attached one-page Sewer conditions.
7. Comply with the attached one-page Water conditions.
8. Comply with all other previously approved/amended conditions for Tract No. 53138 to the satisfaction of Public Works.

^{HW}
Prepared by Henry Wong
tr53138La-rev1(07-12-2011)(rev'd 10-05-11).doc

Phone (626) 458-4910

Date Rev. 10-05-2011

The following reports consisting of 23 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Provide alternate legal and physical access to those areas labeled "not a part" of this subdivision to the satisfaction of the Departments of Regional Planning and Public Works.
8. Delineate proof of offsite access to Canoga Avenue on the final map.
9. Furnish this Department's Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
10. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
11. Dedicate vehicular access rights to streets at rear of double frontage lots.
12. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
13. Reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
14. Show open space note on the final map and dedicate residential construction rights over the open space lots.
15. Depict all line of sight easements on grading and/or landscaping plans to the satisfaction of Public Works.
16. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
17. The first unit of this subdivision shall be filed as Tract No. 53138-01, the second unit, Tract No. 53138-02, and the last unit, Tract No. 53138.
18. The request to waive street frontage requirements and use private driveways and fire lanes needs to be approved by the Advisory Agency.

19. Quitclaim or relocate easements running through proposed structures.
20. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
21. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates; signatures, etc.
22. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
23. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT MAP NO. 53138

TENTATIVE. MAP DATED 7/12/2011
EXHIBIT MAP DATED 07/12/2011

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Storm Drain Approval/Issuance of Grading Permit:

1. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
2. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
3. Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
4. This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.
5. Comply with the requirements of the Revised Hydrology Study/Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 11/25/03 and 12/28/06 and 08/23/07 and 08/29/2011 to the satisfaction of Public Works.
6. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Prior to recordation of a Final Map:

1. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This note will be allowed on all open space lots. This is required to the satisfaction of the Department of Public Works.
2. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works.

AZ Name

Christopher Sheppard

Date 08/29/2011 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT / PARCEL MAP 53138
SUBDIVIDER Presidio Chatsworth Partners, LLC
ENGINEER B&E Engineers
GEOLOGIST & SOILS ENGINEER Geolabs-Westlake Village

TENTATIVE MAP DATED 7/12/11 (Rev.)
LOCATION Chatsworth
GRADING BY SUBDIVIDER [Y] (Y or N) 1.8 M yds.²
REPORT DATE 9/6/11, 7/7/11, 12/30/10, 7/26/07, 7/25/07

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
5. The Soils Engineering review dated 10/3/11 is attached.

Prepared by


Charles Nestle

Reviewed by

Date 10/5/11

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office N/A
Job Number GMPH
Sheet 1 of 1

Tentative Tract Map 53138
Location Chatsworth
Developer/Owner Presidio Chatsworth Partners, LLC
Engineer/Architect B & E Engineers
Soils Engineer Geolabs-Westlake Village (W.O. 9036)
Geologist Same as above

DISTRIBUTION:
 Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:
Revised Tentative Tract Map Dated by Regional Planning 7/12/11
Change of Consultant Letter Dated 07/25/07
Geotechnical Report Dated 9/6/11, 7/7/11, 07/26/07
Soil Nail Wall Report by Geolabs-Westlake Village 6/24/09, 12/10/08 (revision), 4/10/08 (Soil Nail Walls - W.O. 9036.005)
Soils Engineering and Geologic Reports by Kleinfelder Dated 12/12/06, 8/29/06, 7/14/04, 6/14/06, 5/3/06, 4/20/06, 12/30/05, 10/14/05, & 8/1/05
Previous Review Sheet Dated 8/30/11

ACTION:

Revised Tentative Tract Map is recommended for approval, subject to conditions below.

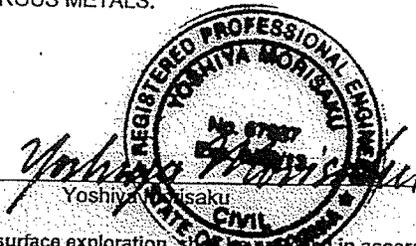
REMARKS:

1. At the grading plan stage and final map stage, verify the following has been completed :
Show locations of proposed slopes and retaining walls with geo-textile or other structural elements on the grading plan to the satisfaction of DPW. All areas of these structural elements and 10-feet beyond these elements must be placed in Restricted Use Area and must be shown on the grading plan and final tract maps to the satisfaction of DPW.
2. At the grading plan review stage, provide information, analyses, and/or recommendations for the following
 - a. *Soils parameters.* Provide additional shear strength test results of various materials (in particular, shear strength parameters of the along bedding materials, fill materials for proposed buttresses and keyways, etc.) required for additional stability analyses as indicated below.
 - b. *Slope stability analyses.* Provide additional stability analyses for slopes based on a 40-scale to substantiate those proposed at 100-scale. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
 - c. *Debris basins.* Provide slope stability analyses considering rapid drawdown condition for debris basins with slopes steeper than 3:1 gradient and designed with outlet structures. Recommend mitigation if factors of safety is below the minimum standard.
3. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
4. At the grading plan stage, submit a grading plan report to the Soils Section for verification that the completed work complies with County codes and policies.

NOTE(S) TO THE LAND DEVELOPMENT PLAN CHECKER:

- A. CULVERT/DEBRIS BASIN LOCATED ADJACENT TO LOT 340 SHALL BE SIZED FOR AN ADDITIONAL 2800 CUBIC YARDS FOR LANDSLIDE DEBRIS. TOTAL DESIGN VOLUME FOR BASIN IS APPROXIMATELY 4100 CUBIC YARDS INCLUDING LANDSLIDE DEBRIS VOLUME.
- B. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

Reviewed by _____



Date 10/3/11

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be conducted in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\53138, Tent-NA_6

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively)
2. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval

from all easement holders may be required.

4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

COMMENTS/ADDITIONAL REQUIREMENTS:

5. Retaining wall information shall be shown on the grading plans. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
6. Slope set back will be required per grading ordinance on the grading plans.
7. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site on the grading plan.
8. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data on the grading plans.
9. Indicate maintenance responsibilities for all drainage devices on the grading plan.
10. Indicate maintenance responsibilities for all slopes to be landscaped per grading ordinance (J110) on the grading plans.
11. Phased grading shall not be allowed unless approved otherwise by the Los Angeles County Department of Regional Planning.
12. Slope protection may be required for the slopes in the culverts discharge flow paths.

 Name Tony Hui Date 08/02/11 Phone (626) 458-4921

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

1. Compound curves are preferred over broken-back curves. Broken back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate in accordance with AASHTO guidelines.
2. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.
3. The minimum centerline radius is 350 feet on all local streets with 40 feet between curbs and on all streets where grades exceed 10 percent except on Poema Place at Canoga Avenue. Permission granted to reduce the centerline curve radius on Poema Place westerly of Canoga Avenue to 225 feet provided that a minimum of 340 feet of stopping sight distance is provided. Additional right of way dedication or airspace easement and/or grading may be required.
4. Permission granted for street grades up to 11% and 12% on Poema Place and Bullfinch Road, respectively, only at locations to the satisfaction of Public Works.
5. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For 4-legged intersections, the maximum permissible grade of the through street is eight percent.
6. The minimum centerline radius on a local street with an intersection street on the concave side should comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.
7. The central angles of the right of way radius returns shall not differ by more than ten degrees on local streets.

8. Provide minimum landing area of 100 feet for local collectors at a maximum 3 percent grade on all "tee" intersections to the satisfaction of Public Works.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six percent.
10. Provide intersection sight distance commensurate with a design speed of:
 - a. 40 mph (415 feet) on Poema Place from Bullfinch Road (easterly direction), and from Rausch Court (easterly direction); on Canoga Avenue from Poema Place (northerly direction), from Gill Drive (both directions); and on Bullfinch Road from Nogan Drive (southerly direction).
 - b. 30 mph (310 feet) on Canoga Avenue from Poema Place (southerly direction).

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).
11. All line of sight easements shall be depicted on landscape and grading plans.
12. Provide standard property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works.
13. Permission is granted to modify the right of way on the following streets to reduce the parkway from 12 feet to 3 feet on one side of the street to the satisfaction of Public Works: the south side of Poema Place from the bridge westerly to the end of the cul-de-sac, the west side of Canoga Avenue south of Poema Place and the north side of Nogan Drive.
14. Dedicate right of way 32 feet from centerline on Poema Place, Canoga Avenue from Poema Place northerly to the vicinity of the gated entrance, and Bullfinch Road from Poema Place northerly to the gated entrance to the satisfaction of Public Works.

15. Dedicate right of way 30 feet from centerline Canoga Avenue south of Poema Place and Nogan Drive.
16. Provide additional right of way in the vicinity of the gated entrances and construct gated entrances to the satisfaction of Public Works.
17. Locate all entry gates (or key pad) a minimum of 50 feet beyond the right of way of the nearest intersecting street and construct the gated entrance with a minimum of 32 feet radius for turnaround to the satisfaction of Public Works.
18. Off-site improvements are required. It shall be the sole responsibility of the developer to acquire the necessary right of way and/or easements. Required prior to tentative map approval
19. Provide off-site right of way or easement and construct off-site full street improvements (including sidewalks and street lights) on Canoga Avenue in the vicinity south of the freeway to the satisfaction of Public Works and the City of Los Angeles.
20. Construct the bridge on Poema Place and on Canoga Avenue to the satisfaction of Public Works. The proposed bridge typical section shown on the map is not necessarily approved. The ultimate bridge section shall meet the requirements of Public Works' Design Division. Sidewalk may be waived on one side of both bridges to the satisfaction of Public Works.
21. Construct curb, gutter, base, pavement and sidewalk on all streets. Permission is granted to use the alternate street section on all local streets.
22. Plant street trees on all streets to the satisfaction of Public Works.
23. Provide and install street name signs prior to occupancy of buildings.
24. Install postal delivery receptacles in groups to serve two or more residential units.
25. Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.

26. Underground all utility lines to the satisfaction of Public Works. Please contact our Construction Division at (626) 458-3129 for new location of any above ground utility structure in parkway.
27. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on all streets to the satisfaction of Public Works. The operation and maintenance of the street lights on the private and future street shall be the responsibility of the Home Owners Association until such time as the street is accepted for maintenance by the County.
 - b. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - c. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. Assessments will be imposed on the development or portions of the development served by private and future streets (if any) as a result of benefits from existing or future street lights on adjacent public roadways.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - e. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
 - f. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- 28. Prepare signing and striping plans for Topanga Canyon Road and Poema Place to the satisfaction of Public Works and Caltrans.
 - 29. Pay for the installation of traffic signals and prepare traffic signal plans for Topanga Canyon Road at Ronald Regan Freeway and Poema Place to the satisfaction of Public Works and Caltrans.
 - 30. Comply with the traffic mitigation measures as identified in the attached letter from our Traffic and Lighting Division dated July 28, 2003 to the satisfaction of Public Works.
 - 31. A deposit is required to review documents and plans for final map clearance.
 - 32. Provide street names for the proposed tap streets to the satisfaction of Public Works.

33. Provide a non-exclusive easement along the private streets behind the gate on Canoga Avenue, Bullfinch Road, Schindler Way and tap streets to provide access to the property on the north to the satisfaction of Public Works. If required by the Department of Regional Planning, relocate the gate on Canoga Avenue in the vicinity north of Nogan Drive to the vicinity west of the future tap streets. A dedicated Canoga Avenue, Bullfinch Road and Schindler Way leading to the future tap streets may be required to the satisfaction of the Department of Regional Planning.
34. As directed by the Board of Supervisors (BOS), the applicant shall submit plans to Public Works for the Poema Place and Canoga Avenue bridges prior to the recordation of the first final map. The Poema Place and Canoga Avenue bridges shall be constructed and accepted by Public Works prior to the issuance of the building permits for the 130th home.
35. Comply with other conditions as directed by the BOS to the satisfaction of Public Works.



Prepared by Patricia Constanza
Tr53138ra-rev1(07-12-11)

Phone (626) 458-4921

Date 08-09-2011



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

JAMES A. NOYRS, Director

900 SOUTH PREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 28, 2003

IN REPLY PLEASE
REFER TO FILE: T-4

Mr. Alfred C. Ying, P.E.
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Number 400
Pasadena, CA 91101

Dear Mr. Ying:

DEERLAKE RANCH
UPDATED TRAFFIC IMPACT STUDY (APRIL 9, 2003)
TENTATIVE TRACT NO. 53138
CHATSWORTH AREA

As requested, we have reviewed the above-mentioned document. As indicated, the document has been prepared to address the traffic impacts of the downsized project from 484 single family dwelling units to 388 single-family dwelling units and updated traffic counts and trip generation assumptions.

The revised project is expected to generate approximately 3,608 vehicle trips per day and 332 and 364 vehicle trips during the a.m. and pm. peak hours, respectively.

We agree with this document that the traffic generated by the project alone will significantly impact the following intersections. The proposed mitigation measures identified in the document will reduce the impacts to a level less than significant. These mitigation measures shall be made conditions of approval for this project and included in the Final Environmental Impact Report.

County of Los Angeles

Topanga Canyon Boulevard at Mayan Drive/Poema Place

East Approach: One left-turn lane and one shared through/right-turn lane (add one left-turn lane).

South Approach: One left-turn lane and one exclusive right-turn lane (convert shared left-/right-turn lane to a left-turn lane and one exclusive right-turn lane).

West Approach: One shared through/right-turn lane and one exclusive right-turn lane (add one exclusive right-turn lane).

Install traffic signals. Traffic signals shall be interconnected with the traffic signals at the intersection of Topanga Canyon Boulevard and the Ronald Reagan (SR-118) Freeway per the satisfaction of Caltrans and the County of Los Angeles Department of Public Works.

Topanga Canyon Boulevard at SR 118 Westbound Ramps

North Approach: Two through lanes and one right-turn lane (add exclusive right-turn lane). The mitigation measure is not included in the intersection mitigation measure description on page 41 and the level of service calculation sheet but shown in the concept plan of the intersection improvements in Appendix C.

East Approach: Two left-turn lanes and one shared through/right-turn lane (add second left-turn lane and convert shared left-/through/right-turn lane to shared through/right-turn lane).

Modify traffic signals. Traffic signals shall be interconnected with the traffic signals at the intersection of Topanga Canyon Boulevard at Mayan Drive/Poema Place per the satisfaction of Caltrans and Public Works.

City of Los Angeles

We have received a letter from the City of Los Angeles Department of Transportation dated June 6, 2002 (copy enclosed). The letter contains City's recommendations of mitigation measures required to fully mitigate the project impacts to the intersections and roadways in the City. We reviewed the letter and the traffic study for the project and concur with their recommendations.

Freeways

We concur with the study and recommend that the project pay its fair share toward long-term traffic improvements to the Topanga Canyon Boulevard at SR 118 interchange. The long-term traffic improvements are needed at this interchange since the interchange is operating at its capacity and would need to be upgraded to accommodate additional traffic expected from the cumulative traffic of the proposed project and other related projects in the area. The project shall, prior to recordation of the first final map for this project, work with Caltrans to provide all necessary data and information pertaining to long-term improvements at

Mr. Alfred C. Ying
July 28, 2003
Page 3

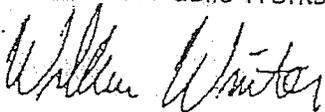
the Topanga Canyon Boulevard at SR 118 interchange, in accordance with Caltrans Guide for the Preparation of a Project Study Report (PSR). The project shall determine and pay the project's equitable share towards the long-term traffic improvements to the satisfaction of Caltrans. During this period the permittee shall proceed with diligence in these efforts and inform Traffic and Lighting Division of Department of Public Works of its progress with Caltrans in meeting these requirements.

A Congestion Management Program (CMP) analysis has been conducted in the traffic study to evaluate the project impact on the regional transportation system. We agree with the analysis that no significant CMP related traffic impacts will be caused by the project on the CMP monitored route or freeways. The project will have significant CMP traffic impacts to the Topanga Canyon Boulevard at SR-118 westbound and eastbound ramps; however, the proposed mitigation measures for the intersections will fully mitigate the project's impacts to a level less than significant.

If you have any questions, please contact Mr. James Chon of our Traffic Studies Section of Traffic and Lighting Division at (626) 300-4721.

Very truly yours,

JAMES A NOYES
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

SFL:cn

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Enc.

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

LADOT VALLEY PROGRAMS TEL: 818-756-9793

Jun 11 '02 9:35 No.003 P.01/04

| | | | |
|------------------------|-------------------|-----------|--------------|
| Post-It* Fax Note 7671 | | Date 7/20 | # of Pages 4 |
| To HENRY WONG | From LARI ALFONSO | | |
| Co./Dept. LRP | Co. TNL | | |
| Phone # 4961 | Phone # 4749 | | |
| Fax # 626-498-4949 | Fax # | | |

LOS ANGELES
CALIFORNIA



IRVING K. HAZEN
MAYOR

DEPARTMENT OF
TRANSPORTATION
221 N. FIGUEROA ST. SUITE 500
LOS ANGELES, CA 90012
(213) 890-1177
FAX (213) 840-1188

North of 118 Fwy bet. Canoga & Topanga
Cyn DOT Case No. SFV 01-037

June 6, 2002

Mr. Kerwin Chih
Los Angeles County Department of Regional Planning
Impact Analysis Section

Subject: REVISED LETTER OF DETERMINATION FOR DEERLAKE
RANCH/CHATSWORTH RIDGE ESTATES

Project No. 99-239(5)
State Clearinghouse No. 200061049
Tentative Tract Map 53138

Dear Mr. Chih:

This revised letter supersedes the previously issued DOT letter dated January 11, 2002. The Los Angeles City Department of Transportation (LADOT) has reviewed the Draft Environmental Impact Report (DEIR) for the proposed Deerlake Ranch/Chatsworth Ridge Estates which consists of a 484 single family homes on a vacant 230.58 acre parcel of land. This project is located within an unincorporated area of Los Angeles County and is bounded by the 118 Freeway to south, Canoga Avenue to the east and Topanga Canyon Boulevard to the west. However, the street system that provides access to the site is primarily located within the City of Los Angeles, and 11 of the 13 studied intersections are within the City of Los Angeles.

DISCUSSION AND FINDINGS

LADOT's comments are based upon review of the Draft Environmental Report and reports prepared by Linscott, Law and Greenspan Engineers. The project's size has been reduced from the original 538 single family homes to a project size of 484 single family homes, as reflected in the DEIR. The project will generate 353 trips in the a.m. peak hour, 489 p.m. peak hour and 4,422 daily trip ends. The trip generation rates are based on the 6th Edition Trip Generation Manual (1997) of the Institute of Transportation Engineers.

As stated below, the proposed will have significant and cumulative traffic impacts at the following intersections:

1. Topanga Cyn Boulevard and 118 Freeway eastbound ramps
2. Topanga Cyn Boulevard and 118 Freeway westbound ramps
3. Chatsworth Street and Canoga Avenue
4. Chatsworth Street and De Soto Avenue

LADOT VALLEY PROGRAMS TEL:818-756-9793

Jun 11 '02 9:36 No.003 P.02/04

Mr. Keith Chih

2

June 6, 2002

MITIGATION OF SIGNIFICANT AND CUMULATIVE IMPACTS

1. Topanga Cyn Boulevard and 118 Freeway Eastbound Ramps

Fund a proportionate share of the cost of the design and construction of the LADOT's 118 Freeway Corridor ATSAC/ATCS System, for the intersection of Topanga Canyon Boulevard & 118 Freeway Eastbound Ramps. This project's proportionate share of the cost of the ATSAC/ATCS System is equal to the number of significantly impacted intersections multiplied by the average ATSAC/ATCS System cost per intersection. The current cost of the Ronald Reagan Freeway Corridor ATSAC/ATCS System is \$102,000 per intersection. ATSAC/ATCS improvements shall be guaranteed through a cash payment prior to the issuance of any building permit. Since the cost of ATSAC/ATCS improvements is reviewed and adjusted periodically, the actual cost may change depending on when payment is made.

2. Topanga Cyn Boulevard and 118 Freeway Westbound Ramps

Widen the westbound off-ramp of the Simi Valley Freeway at Topanga Canyon Boulevard by 9 feet from Topanga Canyon Boulevard to a point approximately 260 feet easterly as shown in attachment no. 1. This will be accomplished by widening the north side of the ramp by 5 feet and widening variably by 4 feet on the south side of the ramp to provide two left-turn-only lanes and an optional through-right-turn only lane. Relocate and modify the traffic signal equipment, street lights, curbs and gutters, trees, utilities etc. as required. This mitigation needs to be approved by all affected municipalities or agencies, including the State of California Department of Transportation (Caltrans) through the Encroachment Permit process.

3. Chatsworth Street and Canoga Avenue

Widen Canoga Avenue and Chatsworth Street, within the existing right-of-way to provide a left-turn-only lane and a shared through-right turn lane for southbound Canoga Avenue at Chatsworth Street as shown in attachment no. 2. Modify the signal phasing at this location to provide southbound to eastbound left-turn phase as well as a congruent right-turn arrow for vehicles travelling westbound to northbound at this intersection. Relocate and modify any existing traffic signal equipment, street lights, power poles, trees, signs, curb and gutters, utilities, etc. as required.

4. Chatsworth Street and De Soto Avenue

Widen Chatsworth Street at De Soto Avenue to provide dual left-turn-only lanes, a through lane, and a right-turn only lane for eastbound Chatsworth Street at De Soto Avenue as shown in attachment no. 3. Modify the signal phasing at this location to provide an eastbound to northbound left turn phase. Relocate and modify any existing traffic signal equipment, street lights, power poles, trees, signs, curb and gutter, utilities, etc. as required.

LADDT VALLEY PROGRAMS TEL: 818-756-9793

Jun 11 02 9:35 No.003 P.03/04

Mr. Keith Chih

3

June 6, 2002

Additional Requirements

5. Canoga Avenue between Candice Place and 118 Freeway

Widen Canoga Avenue to collector street standards, within the existing right-of-way from Candice Place to the County boundary line at the 118 Freeway including curb, gutter and sidewalks. In addition to these improvements extend the existing equestrian trail, located on the east side of Canoga Avenue, from its terminus located north of Candice Place to an existing dirt trail located just north of the 118 Ronald Reagan Freeway.

6. Equestrian Crossing Signals on Canoga Avenue

Install two self actuated equestrian crossing signals on Canoga Avenue. The first location should be at the intersection of Canoga Avenue and Rinaldi Street. The second should be north of the 118 Ronald Reagan Freeway, at or near the terminus of the equestrian trail located on the east side of Canoga Avenue

The above transportation improvements shall be guaranteed, before the issuance of any building permit for this project, through the B-Permit process of the Bureau of Engineering, Department of Public Works, and must be completed before the issuance of any certificate of occupancy to the satisfaction of LADOT and the Bureau of Engineering. Prior to setting the bond amount, the Bureau of Engineering shall require that the developer's engineer or contractor contact LADOT's B-Permit Coordinator at (213) 580-5320 to arrange a pre-design meeting to finalize the design for the required transportation improvements.

7. Neighborhood Traffic Management Plan

Prior to the issuance of any building permit the applicant shall execute and record a covenant and agreement to mitigate cumulative traffic impacts in the residential neighborhoods adjacent to Canoga Avenue in the City of Los Angeles through the development of a Neighborhood Traffic Management Plan. This mitigation shall be guaranteed through either a cash deposit or irrevocable letter of credit or a cash certificate of deposit payable to LADOT in the amount of \$200,000 prior to the issuance of any building permit. Three years after the issuance of the final certificate of occupancy of the entire project, the applicant may request a refund of the unused money which shall only be granted if DOT and the 12th District Council Office determine that all of the provisions of the Neighborhood Traffic Management Plan have been fully complied with and no additional improvements are necessary.

These measures are intended to control the volume of traffic along Canoga Avenue, as well as to restrict the use of local residential streets east of Canoga Avenue. Potential traffic calming measures may include, but are not limited to: the installation of speed humps, diverters, turn restrictions, signing and marking as determined by LADOT.

The City of Los Angeles appreciates your cooperation and assistance in mitigating traffic impacts

LADOT VALLEY PROGRAMS TEL: 818-756-9793

Jun 11 02 9:37 No.003 P.04/04

Mr. Keith Chih

4

June 6, 2002

of the proposed project on City streets and neighborhoods. If you have any questions, you may contact me at (818)756-9929.

Sincerely,

Sergio D. Valdez, Transportation Engineer
San Fernando Valley Developmental Review Section

SDV:sd
06/04/02-9793

Attachment

- c: Twelfth Council District, City of Los Angeles
- Supervisor Michael Antonovich, County of Los Angeles
- Haripal S. Vir, Transportation Programs and Development Review
- Robert Takasaki, DOT Metro Programs
- Kea Firoozmand, West Valley District
- Tim Conger, DOT Geometric Design
- Emily Gabel-Luddy, Planning Department
- David Shendor, Linscott, Law and Greenspan

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Two sewer area studies for the proposed subdivision (PC 11775, dated 06-22-2006 and PC 11775AS, dated 05-02-2006) were reviewed and approved. Offsite mitigation measures may be required. A revision to the approved sewer area study will be required to reflect a reduction in the number of lots (375 to 314) and a reduction in number of pump stations (2 to 1). The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall determine from the Las Virgenes Municipal Water District where the connection to the trunk sewer system and disposal facilities of the District shall be made, and shall meet the requirements of the Water District for the use of the sewerage facilities. Acceptance by the District must be assured in writing.
4. All sewer pump stations shall be constructed to the satisfaction of Public Works.
5. Off-site improvements are required.
6. Easements are required, subject to review by Public Works to determine the final locations and requirements.
7. Outlet approval from the City of Los Angeles is required.
8. As directed by the Board of Supervisors (BOS), construct a mainline sanitary sewer system for the adjoining Twin Lakes community. The sewers in Twin Lakes shall be constructed and accepted by Public Works prior to the issuance of a final inspection for the 190th home.
9. Comply with other conditions as directed by the BOS to the satisfaction of Public Works.

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

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

HCW

Prepared by Massoud Esfahani
tr53138wa-rev1(07-12-11).doc

Phone (626) 458-4921

Date 08-10-2011



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

PP - Fuman

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 53138 Tentative Map Date: July 12, 2011 - Amendment

C.U.P. 99-239 Vicinity Malibu 266

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: See additional comment sheet.

By Inspector: Juan C. Padilla Date August 10, 2011

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS
ADDITIONAL PAGE

Subdivision No: TR 53138 Tentative Map Date: July 12, 2011 - Amendment

CONDITIONS OF APPROVAL

- 1 The maximum allowable units to record on a single means of access is 150, until such time that the westerly connection to Topanga Canyon is completed to the specifications of the Department of Public Works. Verification of completion shall be submitted to the Fire Department prior to recordation of the 151st unit.
- 2 The total area for each proposed structure within this development shall be restricted not to exceed 8,000 square feet in order to maintain the required fire flow rate as indicated in the Water System Requirements of this report.
- 3 All proposed streets, proposed private driveway and fire lanes to be used as streets, and cul-de-sacs bulbs shall comply with the Department of Public Works standards. Final street improvements/design plans shall be submitted to the Fire Department concurrently with the Department of Public Works for review and approval.
- 4 Single flag lot design and/or two adjoining flag lots design shall provide for a paved driveway width of 20ft. clear to the sky. Flags lots with 3 or more adjoining lots shall provide a minimum paved driveway width of 24ft. Indicate compliance on the Final Map by clearly dimension the width and labeling driveways as Private Driveway and Fire Lanes. Share driveways shall provide a reciprocal access agreement in compliance with the Department of Regional Planning.
- 5 A Fire Department turnaround will be required for any lot that a Fire Department apparatus needs to drive on-site a distance greater than 150' from the public right of way to reach all portions of the exterior walls within 150'.
- 6 The proposed gated entrances shall be installed in compliance with the approved details filed in our office and all applicable Fire Code sections and Regulations.
- 7 All proposed bridges shall comply with all applicable Fire Code sections and the Department of Public Works standards.
- 8 The required helispot shall be done in compliance with the following conditions of approval from our Los Angeles County Fire Department Planning Section:
 - Convey an easement to the Consolidated Fire Protection District of Los Angeles County for operation and maintenance of a helispot on Lot 341.
 - The graded flat helipad shall be a minimum dimension of 275' by 125'.
 - The helispot shall be improved as follows:
 - Construct a 15' by 35' reinforced concrete pad.
 - Locate a fire hydrant at the helipad.
 - Construct a sump pit with a locking water supply with valve, and a locking drain valve to assure that the sump does not fill with water from rain or other run-off. The sump shall be 3 1/2' deep, 12' wide, by 12' long. The sump shall be made of steel-reinforced concrete. Its sides shall be sloped at such an angle as to prevent a fall from the edge into the sump, and the sump sides shall also be rough-stamped in such a manner to discourage activities such as skating, skateboarding, bicycling, etc., and coarse enough to provide easy egress should someone accidentally fall into the sump when full of water.
 - Cover remaining graded area with #2 rock, 5" deep.
 - The precise location, specifications, and details of these improvements shall be determined by the air operations section after the site has been graded.
 - Establish Covenants, Conditions, and Restrictions (CC&Rs) which grant the Consolidated Fire Protection District of Los Angeles County (Fire District), or other agencies as agreed to by the Fire District, the exclusive use of the helispot. The CCRs shall also limit vertical obstructions such as trees, antennas, etc. within a specified radius of the site. Contact air operations section for specific details and approval of the CCRs.
 - Completion of the helispot shall be done prior to the occupancy of the 151st residential unit. Contact fire department air operations section for the inspection and approval of the completed helispot.

By Inspector: Juan C. Padilla Date: August 10, 2011



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 53138 Tentative Map Date: July 12, 2011 - Amendment

Revised Report yes

- Checkboxes for fire flow requirements, hydrant specifications, and installation details. Includes text like 'The County Forester and Fire Warden is prohibited from setting requirements...' and 'The required fire flow for public fire hydrants at this location is 1250 gallons per minute...'.

Comments: All required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance. The location of the required fire hydrant in Lot 341, Fire Department Helispot, will be determined by the Fire Department Planning Section prior to building permit issuance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date August 10, 2011



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT**



| | | | | | | | |
|----------------------|-------|---------------|--------------|-----------|------------|--------------|------------|
| Tentative Map # | 53138 | DRP Map Date: | 07/12/2011 | SCM Date: | 08/11/2011 | Report Date: | 08/09/2011 |
| Park Planning Area # | 34 | | OAT MOUNTAIN | | | Map Type: | AMENDMENT |

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

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

Conditions of the map approval:

The park obligation for this development will be met by:

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

Trails:

See also attached Trail Report.

Comments:

The amended project reduces the number of detached single-family units from 375 to 314. Thus the in-lieu fee amount is reduced to \$342,720 from \$410,720.

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

***Advisory:

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

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

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

By: James Barber
James Barber, Land Acquisition & Development Section

SupvD.5th
August 09, 2011 12:37:22
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

| | | | | |
|----------------------|-------|--------------------------|----------------------|-------------------------|
| Tentative Map # | 53138 | DRP Map Date: 07/12/2011 | SMC Date: 08/11/2011 | Report Date: 08/09/2011 |
| Park Planning Area # | 34 | OAT MOUNTAIN | | Map Type: AMENDMENT |

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

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

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

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

Total Units = Proposed Units + Exempt Units

| | People* | Ratio 3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|--------------------------------|---------|----------------------------------|-----------------|-----------------|
| Detached S.F. Units | 2.68 | 0.0030 | 314 | 2.52 |
| M.F. < 5 Units | 2.29 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 1.72 | 0.0030 | 0 | 0.00 |
| Mobile Units | 2.47 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 0 | |
| Total Acre Obligation = | | | | 2.52 |

Park Planning Area = 34 OAT MOUNTAIN

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

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

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



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

August 11, 2011

TO: Mr. Ramon Cordova, Planner
Land Divisions Section
Regional Planning

FROM: Mr. Frank Moreno, Section Head, *Frank Moreno*
Planning and Trails Research
Parks and Recreation

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR AMENDED
VESTING TENTATIVE TRACT NO. 53138 (Deerlake)
(MAP STAMPED BY REGIONAL PLANNING ON JULY 12, 2011)**

The Department of Parks and Recreation (Department) has completed the review of amended VTTM #53138. The proposed County regional trail alignment for this development is acceptable to the Department. The Applicant is required to provide a variable width trail easement (8'-12' wide) for the "Santa Susana Pass Trail" to Los Angeles County Department of Parks and Recreation, and constructed to the satisfaction of the Department's Trail Construction Guidelines.

Because of the necessity to show the trail alignments as they relate to topographical lines, all information pertaining to trail requirements, must be shown on the on the tentative map prior to final map recordation.

Trail Easement Recordation Conditions:

1. Dedications and the following language (in exact form) must be shown for trail dedications on the first phase of final map recordation:
 - a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a variable width multi-use trail easement (8'-12' wide), estimated length of _____ miles, designated as the "Santa Susana Pass Trail."
 - b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.
2. Trail / pedestrian bridge adjacent to Canoga Avenue vehicular bridge shall be owned and maintained by an HOA with an overlaying trail easement dedicated to the Department of Parks and Recreation for multi-use trail purposes.

Trail Construction Conditions :

1. Full public access shall be provided for the multi-use (Equestrian, Mtn. Biking, & Hiking) variable width trail easements.
2. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
 - a. Cross slope gradients not to exceed four percent (4%) with two (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty (50) feet. The Department will review and may allow slopes slightly greater than twelve percent (12%) on a case by case basis.
 - b. Typical trail section and details to include:
 - Longitudinal (running) gradients
 - Cross slope gradients
 - Name of trail
 - Width of trail or, if requested by Department of Parks and Recreation, denote as variable width.
 - c. Bush Hammer (or equivalent) finish at minimum width of eight feet wide for roadway trail crossings at all concrete surfaces.
 - d. Twelve foot (12') minimum vertical clearance at all approved bridge under-crossings.
 - e. Appropriate retaining walls as needed.
 - f. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department.
 - g. Trail easement must be outside of the road right-of-way, and/or slope easement.

Mr. Ramon Cordova
August 11, 2011
Page 3

- h. If street crossing requested, streetlight pole(s) must have cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Request coordination with Public Works to address crosswalk design standards.
3. The Applicant shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
4. After Department approval of the trail alignments shown on the rough grading plans, the Applicant shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.
5. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
6. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trails Coordinator, Park Planner or Landscape Architect Associate within the Planning and Trails Research Section for their (Department's) inspection and approval.
7. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
8. Within five (5) business days after completing the trail, the Applicant shall notify the Department for a Final Inspection Trail Walk.
9. After the initial Final Inspection Trail Walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Guidelines within thirty (30) calendar days. Applicant shall then call the Department for another final site inspection.
10. Upon Departmental approval and acceptance of the constructed trails (Santa Susana Pass Trail), the Applicant shall:
 - a. Issue a letter to the Department requesting acceptance of the dedicated trail; and:
 - b. Submit copies of the As-Built Trail drawings.

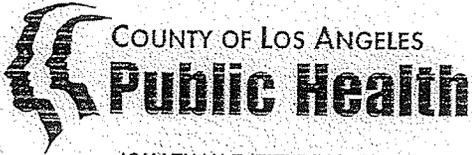
Mr. Ramon Cordova
August 11, 2011
Page 4

11. Department issues trail acceptance letter only after receiving copy of the As-Built drawings.

For any questions concerning trail alignment or other trail requirements, please contact me at (213) 351-5136.

FM:JB:tls:Trlrpt53138-11d

c: James Barber, Parks and Recreation
Frank Moreno, Parks and Recreation
Jeremy Bok, Parks and Recreation



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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Mark Ridley-Thomas
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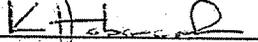
Tract Map No. 53138

Vicinity: Chatsworth

Tentative Map Date: July 12, 2011 (1st Revision to Amendment)

The Los Angeles County Department of Public Health – Environmental Health Division has no objection to amended Vesting Tentative Tract Map No. 53138. The following conditions still apply and remain in effect:

1. Public water shall be supplied by the Las Virgenes Water Municipal Water District.
2. Sewage disposal shall be provided by public sewer.

Prepared by 
Ken Habaradas

Phone: (626) 430-5382

Date: August 9, 2011



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

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

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

This location (site) was previously approved for 375 residential units, and was found to not adversely affect the health, peace, comfort of residents within the surrounding area, nor detrimentally affect the valuation of their properties, nor jeopardize the public health and safety. This Conditional Use Permit proposes to reduce the number of units to 314, a 16% reduction. This will result in corresponding reductions of the following potential impacts: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology, Hydrology, Noise, Fire Department Services, Police Services, Schools, Libraries, Traffic, Water Services, Wastewater Services, Solid Waste, Electric and Gas Services. In addition, grading will be reduced by 580,000 cubic yards, resulting in a 25% reduction in construction equipment noise and exhaust emissions. Therefore, this modified project also will not create adverse impacts on those residents and surrounding areas described above.

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 site was found to be adequate to accommodate the previously approved project, consistent with the requirements of Title 22. Since this modified project will require 19.3 acres less for its building envelope, the site also will be adequate to accommodate all development features prescribed in Title 22.

C. 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 traffic such use would generate, and
2. By other public or private service facilities as are required.

The previous project was found to be adequately served by streets and other public facilities. Since the modified project will have 16% less residential units, the resultant impacts on streets and public facilities will also be 16% less. For example, traffic will be reduced by 610 vehicle trips per day, and water demand will be reduced by 20,880 gallons per day. Therefore, the modified project also will be adequately served by streets and public facilities.



OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

42 Removal 13 Encroachment 160 To Remain 202 Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

In accordance with the proposed site design for the project, the saved on-site native Oak trees shall not be endangered from the proposed construction. Protective measures such as pre-construction fencing and post-construction care information letter shall be provided. All saved Oak trees within 50' of any proposed construction, shall be fenced with temporary fencing, which shall not be removed without final approval from this project's OAK TREE CONSULTANT and/or LOS ANGELES COUNTY FORESTER. The owner shall receive Los Angeles County approved "Oak Care Information Packets" as to how best care for their native Oak trees

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

The proposed removal of the 42 oak tree(s) will not create additional soil erosion through the diversion or increase flow of surface waters. All areas that are disturbed will be graded and revegetated in compliance with the current grading and landscape ordinances. In addition, erosion control measures and permanent drainage devices will be constructed to ensure satisfactory mitigation.

C. That in addition to the above facts, at least one of the following findings must apply:

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

C. 1.:

This project currently has an approved Oak Tree Permit, OTP #2005000037, for the removal of 45 oak trees, and encroachment into the protective zone of 10 oak trees. However, the project is being modified to reduce the number of units from 375 to 314, with corresponding modifications of project grading limits. As a result, different oak trees will be impacted by the modified plan as compared to the existing plan. This application is to request approval to remove a total of 42 oak trees, and to encroach into the protective zones of 13 oak trees, so that implementation of the modified project plan is not frustrated.

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

1. Existing Entitlements

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

2. Proposed Entitlement Modifications

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

3. Proposed Amended Vesting Tentative Tract Map No. 53138

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

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

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

h. Revise Condition #21 to read:

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

- Revise Condition #25 to read:

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

- Revise Condition #26 to read:

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

- Revise Condition #27 to read:

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

- Revise Condition #28 to read:

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

- Revise Condition #29 to read:

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

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

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

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

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

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

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

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

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

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

5. Summary of New Oak Tree Permit ROAK #201200001

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

6. CEQA Addendum Findings Pertaining to Project Modifications

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

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

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

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

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

COMPARISON OF IMPACTS

| DESCRIPTION OF POTENTIAL IMPACTS | EXISTING 375-UNIT PROJECT | MODIFIED 314-UNIT PROJECT | DESCRIPTION OF MODIFICATIONS |
|--|---|--|---|
| Project Description (FEIR Sec. 2.0) | *375 | *314 | *Reduction of 61 residential units (16.3%) |
| Aesthetics & Visual Resources (FEIR Sec.4.1) | *71.4 ac. Open space | *90.7 ac. Open space | * Addition of 19.3 ac. natural area (8.4%) *Preservation of portion of ridgeline within southwesterly portion of site |
| Air Quality (FEIR Sec. 4.2) | *2,505,000 cy grading *375 units *375 units | *1,660,000 cy grading\ *314 units *314 units | * 33.7 % reduction in grading operation emissions * 16.3% reduction in building construction emissions * 16.3% reduction in long term vehicular emissions |
| Biological Resources (FEIR Sec. 4.3) | *71.4 ac. of open space *0.43 ac. of 404 permit impact | *90.7 ac. open space *0.22 ac. of 404 permit impact | *Addition of 19.3 ac. of natural area (8.4%) * 48.8 % less impact to US waters (404 Permit) |
| Oak Trees (FEIR Sec. 4.3) | * 45 oak trees removed *10 oak tree encroachments | * 42 oak trees removed *13 oak tree encroachments | *3 less oak tree removals *3 more encroachments |
| Cultural Resources (FEIR Sec. 4.4) | *71.4 ac open space | *90.7 ac. open space | * Addition of 19.3 ac. of natural area |

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

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

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

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

By: _____

Date: _____

Deerlake Ranch Construction Monitoring Committee

Mr. Richard Bruckner
Director
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles 90012

January 12, 2011

RE: Proposed Amended Tentative Tract 53138
Deerlake Ranch, Chatsworth

Dear Mr. Bruckner:

This letter is to advise you that the Deerlake Ranch Construction Monitoring Committee has voted unanimously to support the proposed amendments to the subject Tentative Tract Map.

On October 12, 2010, representatives for Presidio Chatsworth Partners, LLC, at a public meeting, presented revised plans for the Deerlake Ranch development. As you know, this project has been "on hold" since it was approved by the Board of Supervisors in August 2004, and the community was anxious to see details of the proposed changes. As chairman of the six-person citizen's overview committee (Deerlake Ranch Construction Monitoring Committee) that was created by the Board of Supervisors, I have been asked to write this letter stating our observations and opinions regarding these proposed revisions.

The revised plan calls for a reduction of just over 20% in the number of homes to be built. However, based on the information provided by the developer, we are most pleased that it appears that this has not resulted in a reduction in the community improvements the developer is required to complete. After a thorough presentation of the proposed changes, several members of the committee, as well as members of the community, asked numerous questions and, in some cases, voiced concerns about certain details. After the developer's representative carefully answered everyone's questions, the Committee voted unanimously to support the proposed Amended Tentative Tract Map, with the understanding that the developer would make some additional modifications to address the aforementioned concerns. Subsequently, the developer submitted another map to the Committee that reflected these modifications to the Committee's satisfaction.

One other issue that was discussed by the Committee and the community had to do with access on trail segments that cross through several private lots along the easterly perimeter of the project site. However, since this plan configuration is part of the original plan approved by the Board of Supervisors, the matter could not be addressed by further plan modifications without affecting other project Conditions of Approval. Therefore, we ask that the County Department of Parks & Recreation, to whom the trail system will be dedicated, take any necessary steps to ensure that individual lot owners do not impede the use of trails that cross their respective property lines.

Should you, or anyone on your staff, have any further questions, please do not hesitate to call me at 818-359-1521.

Sincerely,

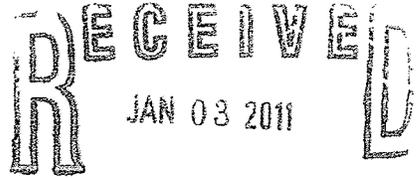
A handwritten signature in black ink, appearing to read "Mark Watters", with a long horizontal flourish extending to the right.

Mark Watters, Chairman

Deerlake Ranch Construction Monitoring Committee
21115 Devonshire St. #166
Chatsworth, CA 91311
818-359-1521

Cc: Supervisor Michael D. Antonovich
Presidio Chatsworth Partners, LLC
Millie Jones

JEANNIE PLUMB
10755 DE SOTO AVENUE
CHATSWORTH, CA 91311



December 29, 2010

Richard J. Bruckner, Director
Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, Ca 90012

Re: Deerlake Ranch Development – Chatsworth
Conditional Use Permit No. 99-239(5)
Vesting Tentative Tract Map No. 53138

Dear Mr. Bruckner:

Over the past few months I have attended several meetings and presentations at which representatives of the developer of the Deerlake Ranch project have described proposed amendments to the land use approvals for the project that will be the subject of an application to be filed with your Department. The purpose of this letter is to advise you in advance of two serious concerns I have with these proposals so that they may be addressed during the public review process for the amendments.

I wish to note at the outset that this letter does not constitute a complete statement of my concerns, objections or views on amendments that Deerlake Ranch may apply for. I will submit a formal statement of my views only after I have had an opportunity to review the actual application and to understand the full range of modifications that are being sought. I reserve the right to include in that statement an objection to the application being considered as a minor modification pursuant to Los Angeles County Code Section 22.56.1630

My first concern is that, according to proposed routes displayed at the public meetings on the proposed amendments, internal equestrian trails will bisect the lots occupied by private homes throughout the project area. This creates a potential for conflict between homeowners and equestrians. Homeowners may perceive equestrians to be an invasion of their privacy, to be unsightly, or to be an obnoxious source of odors or waste that adversely impacts the value of their property.

In my experience, based on many years of riding on the equestrian trails in the San Fernando Valley, homeowners who develop these kind of objections often resort to self-help measures in the belief that they have the right to decide who may and who may not traverse their property. They may erect fences or other barriers to physically block the trail, or take other actions to make use of the trail difficult or impossible such as placing objects in the trail right-of-way, undermining, softening or excavating the trail surface or installing devices on or adjacent to the trail that generate sound or visual effects that scare horses and deter riders from taking that route.

I recognize that under Condition 36 of the Vesting Tentative Tract Map conditions adopted by the Board of Supervisors in 2004 every equestrian trail to be developed by the project must be dedicated as an easement to the County of Los Angeles. Once those dedications have been accepted by the County and are of record, obstructions or barriers such as those described above may be considered violations of that easement and subject to challenge either by the County or by any trail user pursuant to Code of Civil Procedure Section 731.5. This is not, however, an entirely effective means of addressing this concern.

Enforcement of easement rights may not be available to riders if the easement acceptance and recording process is delayed, leaving equestrian access subject to the whims of residents for what can be an extended period of time. Once the easements are legally in effect, it is inappropriate to place the burden on equestrians to engage an attorney and commence an enforcement action against a homeowner. There is considerable expense involved, even if the court ultimately awards the equestrian attorney fees at the end of the litigation, and there may be few if any riders willing to take on that kind of burden.

A more sure and certain way of avoiding homeowner-equestrian conflict is to locate all portions of every equestrian trail within Deerlake Ranch either in common open space or in public space. This would prevent any homeowner from even forming the impression that ownership of their lot includes a right to exclude equestrians on the internal loop trails. When I raised this idea at recent public meetings on proposed project amendments the Deerlake Ranch representative flatly rejected it on the grounds that it would reduce the number of lots with more than 15,000 square feet below the number set in the original approvals for the project. This is an arbitrary and unreasonable objection, however, since the motivation for the amendments the developer will seek is that the project must be reconfigured to reflect current market conditions. As long as the developer is rethinking density and other aspects of the project to respond to the market there is every reason to revisit the distribution of lot sizes as well.

The second objection I have to the proposed amendments as described in recent public meetings is that one or more equestrian trails will be routed into or through areas of the project that will be developed and offered to home buyers as gated communities. I do not know the precise number or even the location of these at the present time since the developer has not shown the public where the gated communities will be placed. Any trail alignment that leads to or through a gated community would, however, violate the approval conditions of the project.

Conditions 38 and 39 attached to the Vesting Tentative Tract Map for the Deerlake Ranch project require the construction and dedication of hiking and equestrian trails to the County of Los Angeles. The final land use approvals for the project include additional conditions that expressly guarantee full public access to these trails.

Condition 16 attached to the Conditional Use Permit requires that the project as a whole must be "developed. . . in substantial compliance with," among other appended documents, a Community Character booklet proffered by the developer at the outset of the land use review process and revised at subsequent public hearings and meetings to incorporate comments by the community and interested organizations. Although I do not have a copy of the final version of that booklet attached to the Conditional Use Permit, I believe it retains language from an earlier draft that requires "approximately

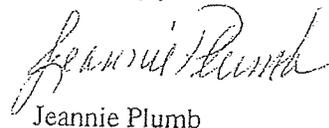
4 miles of equestrian trails within the project boundaries but outside of the development area," and "an additional 1.5 miles of internal loop trails." The booklet requires that "(t)hese trails will. . .be open to public use by both equestrians and hikers," and this access guarantee is made a formal condition of the project pursuant to Condition 16.

A separate mandate for public access to the trail network is established by Condition 51 attached to the Vesting Tentative Tract Map. This condition makes the project approval "subject to. . .the attached reports recommended by," among other agencies, the Los Angeles County Department of Parks and Recreation. On November 27, 2006 the project developer applied to the County for an amendment to the Vesting Tentative Tract Map to allow certain changes concerning the alignment of Canoga Avenue, the revision of the boundaries between Vesting Tentative Tract Maps 53138-01 and 53138-03, and other aspects of the project. In the final approval letter for these amendments dated December 1, 2008, the Department of Regional Planning incorporated a revised report from the Department of Parks and Recreation dated December 20, 2007 entitled "Trail Conditions of Map Approval" for this amendment. This report requires the project to comply with certain conditions, including "Standard Condition" 3 which mandates "(f)ull public access to the trail easement." This condition is incorporated into the project approvals pursuant to Condition 51 and must be complied with throughout the life of the project.

Any trail alignment that traverses a gated neighborhood subjects trail users to a loss of access whenever the residents close the gates. That loss of access violates the guarantee of public access provided by Condition 16 of the Vesting Tentative Tract Map and Condition 51 of the Conditional Use Permit. Should the amendments requested by the developer include any trail route to or through gated communities of Deerlake Ranch I will object and ask your department, and if necessary the Board of Supervisors, to reject the amendments as contrary to the conditions already established for this project since its initial approval in 2004.

Thank you for your consideration of these comments. I look forward to participating in the review process for the amendments once it is formally initiated by your department.

Very truly yours,



Jeannie Plumb

cc: Hon Michael Antonovich
Mark Watters



Proud Supporter of the Wildlife Land Trust

Carol Miller
15490 Kelso Ave.
Weldon, CA 93283

Feb. 1, 2012

Mr Kress,
Regarding Project NO.
99-239-(5)
Map NO.
53138-1 Oak Tree
Chatsworth.

I do not want
any oak tree's
removed.

Also I do not want
development in
Chatsworth or any
changes. I bought
my lots because
of nature.

Thank You
Carol Ann Miller