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August 4, 2004

Agenda No. 13
03/23/04

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: VESTING TENTATIVE TRACT MAP NUMBER 53138**
**FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

On March 23, 2004, your Board conducted its hearing on the above-referenced subdivision which proposes 375 single-family lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility lot, 21 open space lots, four designated remainder parcels, and project associated infrastructure on approximately 230.58 acres in the Chatsworth Zoned District. At the conclusion of the hearing, your Board indicated its intent to approve the subdivision and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By
PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di

Enclosures

HOA.250258.1

# FINDINGS OF THE BOARD OF SUPERVISORS AND ORDER VESTING TENTATIVE TRACT MAP NO. 53138

1. The Board of Supervisors of the County of Los Angeles ("Board") conducted a duly noticed public hearing on this proposed Vesting Tentative Tract Map No. 53138 on March 23, 2004. The Regional Planning Commission of the County of Los Angeles ("Commission") previously conducted its duly noticed public hearing on January 23, 2002, April 10, 2002, June 19, 2002, August 21, 2002, September 11, 2002, and September 3, 2003. This case was heard concurrently with Conditional Use Permit Case No. 99-239-(5), and Oak Tree Permit Case No. 99-239-(5).

2. Vesting Tentative Tract Map No. 53138 is a proposal to subdivide the subject property into 375 single-family residential lots, 14 private and future street lots, four debris basin lots, one helispot lot, one sheriff's storefront facility lot, 21 open space lots, and four "remainder parcels," as defined in Government Code section 66424.6

3. The Commission unanimously approved Vesting Tentative Tract Map No. 53138, with 388 single-family residential lots. Other than changes in the number, size and configuration of lots, the essential layout of the subdivision approved by the Regional Planning Commission is unchanged. There are no significant changes to the access and circulation system, the amount or location of open space, the proposed trails, the amount of developed area, including grading, nor any increase in the number of oak trees permitted to be removed.

4. The subject site is located north of State Route 118 (Simi Valley Freeway) at the northerly terminus of Canoga Avenue and the northerly terminus of Topanga Canyon Boulevard in the Chatsworth Zoned District.

5. The site is 230.58 acres in size, irregular in shape, and has flat to hilly topography. A large portion of the property is generally a plateau that is bordered to the west and south by Devil 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.

6. The majority of the subject property was historically known as the Deerlake Highlands Tract, a Record of Survey subdivision of approximately 2,575 lots recorded in the late 1920s. Since their creation in the late 1920s, these substandard sized lots have been occasionally 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 issuance of 624 unconditional certificates of compliance.

7. Access to the site is provided by Topanga Canyon Boulevard to the west and Canoga Avenue to the east. Presently, the upper portions of the project site are accessible only via a substandard bridge across Devil Canyon from Canoga Avenue.

8. The site is zoned A-1-1 (Light Agriculture, one acre minimum required area) and R-1-6,000 (Single-family residential-6,000 square feet minimum required area). The zoning was established by Ordinance No. 7505 which became effective on April 14, 1959.

9. Surrounding zoning is R-1-6,000 to the south (Twin Lakes), A-2-1 to the north, R-1-6,000 to the east, and A-1-1 to the west. The Board has indicated its intent to approve Zone Change Case No. 00-188-(5) which would change the zoning of the property to the west to RPD-5,000-6U.

10. Properties to the north of the subject property are vacant. Immediately to the west of the site is a proposed 65 unit residential condominium development, which the Board has indicated its intent to approve. This condominium development is adjacent to an existing multi-family development. To the south is the Twin Lakes community developed with single-family residences and to the east, across Brown's Canyon within the boundaries of the City of Los Angeles, is Porter Ranch, a large master planned community with approximately 2,400 dwelling units either built or under construction.

11. 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.

12. The Non-Urban designated portion of the subject property is located at the southeasterly edge of the site. This area contains relatively less steep hillsides and is appropriate for more urban development. The General Plan permits density transfer from urban to non-urban areas where topography or geologic conditions warrant such transfer. Twenty-three units are proposed to be transferred from the urban area to the non-urban area, from that portion of the site designated Rural Communities to that designated Non-Urban. The transfer of this number of units is acceptable given the overall number of units and the topographic conditions which exist in the urban area which make the area unsuitable for development. The 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 satisfies the General Plan requirement. The topographical data supports the need for transfer because portions of the

southwesterly non-urban areas are more amenable to development since they are significantly flatter than the southeasterly portion of the site designated as urban. This transfer has resulted in a better project design while staying within density limits.

After the density transfer, the project will consist of 54 dwelling units on 65.42 acres of the site designated as non-urban and 321 dwelling units on approximately 165 acres of the site designated Rural Communities. The density of the proposed project is consistent with the land use classifications of the General Plan.

13. The proposed project is consistent with the goals and policies of the General Plan. The project concentrates land use growth adjacent to existing urban development and the proposed density transfer allows for preservation of hillsides and flexibility in design. The density of the proposed project is compatible with the land use patterns of the surrounding community.

14. The non-urban portion of the subject property contains natural slopes of 25 percent or greater. Therefore, a conditional use permit to ensure compliance with hillside management design review criteria is required.

15. Conditional Use Permit Case No. 99-239-(5) is a related request to authorize the proposed density-controlled residential development in a hillside management area, pursuant to Sections 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code"). A density-controlled development allows lot sizes to be averaged to conform to the minimum lot area requirements of the proposed zones and allows clustering of units into the least environmentally sensitive areas of the site using smaller lots than are customarily permitted in the zone in which the development is proposed, while retaining the remaining portion in permanent open space. A conditional use permit for development in a hillside management area protects the resources in hillside areas from incompatible development, which may result in, or have the potential for, environmental degradation and/or destruction of life and property, and ensures to the extent possible that development maintains and, where possible, enhances the natural topography, resources, and amenities of the hillside management area while allowing for limited controlled development therein.

16. Oak Tree Permit Case No. 99-239-(5) is a related request to authorize the removal of 61 oak trees and encroachment into the protected zone of an additional 11 oak trees.

17. A significant amount of correspondence from surrounding neighbors and interested parties was received by the Commission and the Board in opposition to the project. Comments included concerns about traffic impacts, loss of natural open space, safety issues, impacts on schools, lack of County services in the area, the need to maintain the existing rural lifestyle of Chatsworth, the need for

access to properties to the north of the project, stormwater impacts on Devil Canyon, the need for a connecting trail system, the need to consider alternative access to the site from De Soto Avenue, and the concern that the proposed density would be inconsistent with the density of the surrounding community.

18. During the public hearing before the Commission, the Commission heard staff's presentations, the applicant's presentations, and extensive testimony from concerned neighbors. The hearing before the Commission lasted six sessions over the course of almost two years. Much of the public testimony reiterated comments received in written correspondence but stressed the need for reduced density, adequate trails, lots of at least 15,000 square feet, lots specifically designed to allow horse keeping, and inclusion of a roadway connection to the north.

19. In response to community concerns, the Commission directed the project applicant to redesign the project keeping in mind the comments raised during the public hearing. The applicant participated in community meetings and formed a community advisory group to redesign the project in response to these comments. The project design approved by the Commission and considered by the Board as well as "additional conditions" resulted from these community meetings. The Commission took its final actions to approve the project on January 14, 2004. The project was called up for review by motion of the Fifth Supervisorial District.

20. At the public hearing before the Board, the applicant, as well as several members of the public, testified in favor of the proposed project. These proponents testified favorably concerning the project's improvement of services, including sewage disposal capability to the Twin Lakes Community, the addition of needed housing, the preservation of open space, hiking and equestrian trails, and wildlife corridors, and the economic benefits to the local economy from job creation during construction.

21. At the public hearing before the Board, several members of the public testified in opposition to the proposed project. These opponents cited concerns regarding water quality impacts for stormwater runoff, traffic impacts on Canoga Avenue during construction, traffic impacts from the built-out project, the density of the project, access for properties north of the project site, and impacts on natural wildlife habitat.

22. In response to concerns raised, the Board revised the project in order to reduce the number of dwelling units from 388 to 375 and to increase the number of larger, equestrian compatible lots. A total of 191 lots within the project will contain at least 15,000 square feet with 55 of these lots designed specifically for equestrian use and located adjacent to existing and proposed riding and hiking trails.

23. The redesigned project includes the provision of a "tap" street to the project's northerly boundary in a feasible and logical location to serve property owners north of the project. On any final unit tract map that includes "T" Street, additional easements for ingress, egress, and underground utility purposes will be reserved in documents for the benefit of properties to the north of the project, as described in the project conditions. These easements are in feasible and logical locations to serve properties north of the project. The Mountains Recreation and Conservation Authority ("MRCA") has initiated an action to provide an easement to identified property owners north of the project site over the approximately ten-foot strip of land owned by the MRCA adjacent to the project's northerly boundary.

24. Four remainder parcels are depicted on the tentative tract map. An equestrian rest area is shown on the remainder parcel adjacent to residential lot 262 and will be developed with equestrian amenities.

25. Eight small Not-A-Part parcels are depicted on the tentative tract map. These parcels are not owned or under the control of the project applicant. The project has been designed to allow the flexibility to integrate these parcels into the project design if they are acquired in the future. Access to each parcel is provided.

26. The applicant proposes grading to be balanced on site. A total of 2,249,000 cubic yards of earthwork is proposed. The total disturbed area will occupy approximately 157 acres, not including fuel modification impacts. The single-family residential pads will occupy a total of 62.2 acres, or 27 percent of the project site.

27. Construction of the project will include infrastructure enhancements to service the project and the surrounding community. The applicant proposes to provide monetary contribution to the Twin Lakes Property Owners Association for a variety of improvements and will construct a public mainline sewer to serve the Twin Lakes community.

28. The project preserves and enhances sensitive habitat, and includes significant open space, trail, and recreational components. The project's trail system will integrate with existing and proposed trails.

29. The tentative tract map depicts two private open space lots (Lots 404 and 408) to be improved with recreational amenities. The other open space lots will remain undeveloped permanent open space.

30. The project includes modified street improvements, including use of the rural street section, elimination of sidewalks and streetlights, clustering of street trees, and the use of a meandering sidewalk design in portions of the project based upon the finding that the standard improvements are impractical and unnecessary.

31. Access to the subject property will be adequate for all lots and for the deployment of fire fighting and other emergency service vehicles.

32. The site is physically suitable for the type of development and the density being proposed because the property has adequate building sites to be developed in accordance with the grading ordinance, has access to County-maintained streets, will be served by sanitary sewers, will be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and has all flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.

33. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial or avoidable injury to fish and wildlife or their habitat.

34. The design of the subdivision and type of improvements proposed will not cause public health problems since sewage disposal, storm water drainage, fire protection, and geologic and soil factors are addressed in the conditions of approval.

35. The division and development of the subject property in the manner set forth on this tentative tract map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within the tentative tract map since the design and development as set forth in the conditions of the project and on the tentative map provide adequate protection for any such rights-of-way and easements.

36. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein, since the lots are of sufficient size so as to permit orientation of structures in an east-west alignment for southern exposure or to take advantage of shade or prevailing breezes.

37. The proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir as those terms are used in Article 3.5 of the Subdivision Map Act (California Government Code section 66410 *et. seq.*)

38. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

39. This tract map has been submitted as a "Vesting" Tentative Tract Map. As such, it is subject to the provisions of Chapter 21.38 of the County Code.

40. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 *et. seq.*)

("CEQA"), the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines ("County CEQA Gudelines"). The Initial Study concluded that there was substantial evidence that the project may have a significant impact on the environment in the following areas: aesthetic/visual, air quality, archaeological/ historical, drainage, flooding, fire hazard, geologic/seismic, noise, public services/facilities, schools, sewer capacity, soil erosion/grading, solid waste, traffic circulation, vegetation, water quality, water supply, wetlands/riparian, wildlife, and cumulative effects. The Initial Study demonstrated that an Environmental Impact Report ("EIR") would be required.

41. The EIR prepared for this project concluded that no significant effects which cannot be avoided or mitigated have been identified. All potentially significant environmental impacts including aesthetic resources, air quality, biota, cultural resources, geology, hydrology and water quality, noise, traffic, public services, including fire protection, police protection and library services, and utilities, including water supply, waste water, solid waste, electricity and natural gas can be mitigated to a less than significant levels through implementation of the mitigation measures identified in the EIR.

42. A Final EIR ("FEIR") for the project has been prepared in compliance with CEQA, the State CEQA Guidelines, and the County CEQA Guidelines. The FEIR consists of the Draft EIR dated November 2001, the Technical Appendices to the Draft EIR dated November 2001, and the FEIR, including responses to comments dated December 2003. The Board has independently reviewed and considered the FEIR and it reflects the independent judgment of the County.

43. A Mitigation Monitoring Plan consistent with the conclusions and recommendations of the FEIR has been prepared. The Mitigation Monitoring Program identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured, and its requirements have been incorporated into the conditions of approval for this project.

44. The Board finds that this project is not *de minimus* in its effect on fish and wildlife resources. Therefore, this project is not exempt from California Department of Fish and Game Fees pursuant to section 711.4 of the California Fish and Game Code.

45. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision in this matter is based is the Los Angeles County Department of 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, Los Angeles County Department of Regional Planning.

**THEREFORE, THE BOARD OF SUPERVISORS:**

1. Certifies that it has reviewed and considered the information contained in the FEIR; certifies that the FEIR has been completed in compliance with CEQA, the State CEQA Guidelines and County CEQA Guidelines and reflects the independent judgment of the Board as to the environmental consequences of the project, and determines that the significant adverse effects of the project have been reduced to an acceptable level, as described in the project Environmental Findings of Fact, which findings are incorporated herein by reference.

2. Approves and adopts the Mitigation Monitoring Program for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, finds that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation.

3. Approves Vesting Tentative Tract Map No. 53138 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

## CONDITIONS OF APPROVAL
## VESTING TENTATIVE TRACT MAP NO. 53138

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances), including the requirements of the R-1-6,000 and A-1-1 zones and the requirements of Conditional Use Permit Case No. 99-239-(5) and Oak Tree Permit Case No. 99-239-(5).

2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit Case No. 99-239-(5), conform to the applicable lot area requirements of the R-1-6,000 and A-1-1 zones.

3. In accordance with Conditional Use Permit Case No. 99-239-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the R-1-6,000 and A-1-1 zones. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the applicable R-1-6,000 and A-1-1 zones.

4. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.

5. Submit a copy of the project Covenants, Conditions, and Restrictions ("CC&R's") and road or maintenance agreements to the Department of Regional Planning for review and approval.

6. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 99-239-(5) and Oak Tree Permit Case No. 99-239-(5) have been recorded.

7. Concurrent with the recordation of the first final map, record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of the Department of Regional Planning ("Director") for approval.

8. Dedicate vehicular access rights to streets at the rear of double frontage lots.

9. Dedicate vehicular access rights on Mayan Drive, Aucas Drive, Chickasaw Trail, Aztec Drive, Kickapoo Trail, West Mayan Drive, and Mojave Trail as required by and to the satisfaction of the Department of Regional Planning and Department of Public Works.

10. Construct a free standing masonry wall, not less than five feet high, along and within one foot (1') of the rear or sides of proposed lots abutting the streets listed in Condition 9. The wall shall be constructed to the Department of Public Works' Standard Plan 6005-0.

Prior to submitting any final maps, provide the Department of Regional Planning with a copy of the approved Grading Plan for final determination of the design of these masonry structures. Alternate structure designs and locations may be accepted if unusual topographic features or subdivision designs warrant special treatment. In such cases, consideration will be given to maintenance and aesthetics. Where a wall is relocated to the top of a slope, a slough wall may also be required.

In all cases where grading or natural conditions result in the pad or building site elevations being above the elevation of the abutting street, the required wall shall be retaining.

A wrought iron fence may be constructed on top of the retaining wall to satisfy the minimum height requirement provided the wall is constructed to a minimum height of three feet, and masonry pilasters spaced 50 feet maximum on center are constructed to the full height of the structure. The height of the total structure shall not be less than five feet above grade on the highway side and not less than three feet six inches on the side facing the abutting lot.

If the wall, or combination wrought iron fence and retaining wall, is to be constructed subsequent to the recordation of the final tract map, post a faithful performance bond and execute an agreement with the Department of Public Works, insuring its construction prior to the sale of lots or occupancy of homes constructed thereon. The penal sum of the bond shall be determined by the Department of Public Works.

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

12. Flag lots shall have fee access strips of at least 10 feet in width where contiguous to other strips and 15 feet where not contiguous to other strips. In cases where there are hillside slopes or footings for walls or planters adjacent to the access strips, the width of the access strips shall be sufficient to accommodate the full width of the required driveway paving.

13. Provide reciprocal easements over the multiple access strips for the benefit of the lots served and post with "No Parking" signs. Submit to the Department of Regional Planning for approval a notarized letter agreeing to record the

easement documents when the lots are sold and a copy of the easement document.

14. Label all common driveways as "Private Driveway-Fire Lane" on the final map.

15. Construct or bond with the Department of Public Works for driveway paving on the flag lots from the street to the building pads, to the satisfaction of the Department of Regional Planning and Department of Public Works as follows:

    - A minimum of 15 feet in width where serving one residence or 20 feet in width where the driveway is 20 feet or more in length;

    - A minimum of 20 feet in width where serving two residences; and

    - A minimum of 24 feet in width where serving three residences.

16. Post all common driveways with signs stating "No Parking-Fire Lane" and provide for continuous posting and enforcement of this restriction in the project's CC&R's or in a maintenance agreement. Submit a copy of the CC&R's or maintenance agreement to the Department of Regional Planning for review and approval.

17. Provide for the ownership and maintenance of the common driveways through a maintenance agreement by the owners of the lots served or the homeowners' association. Submit a copy of the agreement to be recorded to the Department of Regional Planning for approval.

18. Provide legal and physical access to those areas labeled "Not-A-Part" to the satisfaction of the Department of Regional Planning and Department of Public Works.

19. Comply with the traffic mitigation measures, including those detailed in the City of Los Angeles Department of Transportation's June 6, 2002, letter, identified in the letter from the Department of Public Works, Traffic and Lighting Division to Linscott, Law & Greenspan dated July 28, 2003 which is attached to the Department of Public Works conditions of approval.

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

21. 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.

22. Provide for the ownership and continued maintenance of the private and future streets through the homeowners' association, road maintenance district, or by a road maintenance agreement, and provide the Department of Regional Planning with a copy of the CC&R's or maintenance agreement to be recorded.

23. Except where the Fire Department determines that gates are not allowed for safety reasons, or as otherwise specified in these conditions, gated entries are permitted at the locations depicted on the tentative tract map subject to the stacking, turnaround, width and design requirements of the Fire Department and Department of Public Work's.

24. Record an agreement, to the satisfaction of the Director, for inclusion within the project's CC&Rs, guaranteeing access for ingress, egress, and underground utility purposes, across and within those portions of all private and future streets which are northerly of the depicted gate entries on Tract Map No. 53138, for the benefit of properties located to the north of the project.

25. Prior to recordation of any final unit map 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, 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.

26. Prior to recordation of any final unit map 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 through Lot 264 from the northerly tract boundary to Private and Future "T" Street, 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.

27. 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 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.

28. 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 in this subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning.

29. 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.

30. Convey an 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.

31. Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of residential and accessory structures over the 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.

32. Lot 377 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).

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

34. Number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of the Department of Regional Planning.

35. Permission is granted to create additional open space lots to the satisfaction of the Department of Regional Planning.

36. 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.

37. Pursuant to Section 3(b) of that certain Agreement dated March 29, 2002, between the Santa Monica Mountains Conservancy, the Mountains Recreation and Conservation Authority and Presidio Chatsworth Partners, LLC, the permittee shall reimburse the Los Angeles County Regional Park District (Proposition A) in the amount of $260,000, prior to recordation of any final unit map. The March 29, 2002, agreement is on file at the Department of Regional Planning.

38. Construct and dedicate equestrian and hiking trails to the County of Los Angeles, or other public agency approved by the County of Los Angeles, to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director prior to recordation of the final map or unit map which includes all or a portion of the trail.

39. Construct and dedicate a trail to the County of Los Angeles which connects to the proposed trail within the westerly adjoining property at the westerly boundary of the project property or to an alternate point along said westerly boundary, to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director prior to recordation of the final map or unit map which includes all or a portion of the trail.

40. Install guard railing on top of and along the approaches to the existing dam within Devil Canyon to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director prior to recordation of the final map.

41. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's CC&R's which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the document to be recorded to the Department of Regional Planning.

42. Three copies of a landscape plan which may be incorporated into a revised site plan shall be submitted and approved by the Director as required by Conditional Use Permit Case No. 99-239-(5).

43. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director and the County Forester and Fire Warden, and a bond shall be posted with the Department of Public Works or other verification shall be submitted to the satisfaction of the Department of Regional Planning to ensure the planting of the required trees.

44. This subdivision is a major land division and must be filed as a final tract map. No waiver is allowed.

45. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance, and

Conditional Use Permit No. 99-239-(5). Prior to approval of each final unit map, submit the following:

- A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and

- A summary sheet indicating the number and type of all lots shown on the current and previous final maps.

46. A maximum of 150 units may record until a second means of street access is physically constructed to the satisfaction of the Department of Public Works, Department of Regional Planning, and Fire Department.

47. Within 30 days of the tentative map approval, as provided in the Mitigation Monitoring Program, deposit the sum of $3,000 with the Department of Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.

48. Within five days of the tentative map approval date, remit processing fees (currently $875) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.

49. The subdivider 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 tentative approval which action is brought within the applicable time period of Government Code section 66499.37 or any applicable limitation period. The County shall promptly notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

50. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall, within ten days of the filing pay the Department of 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 subdivider or the

subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds 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;

At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein; and

The cost for collection and duplication of records and other related documents will be paid by permittee according to Los Angeles County Code Section 2.170.010.

51. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached Mitigation Monitoring Program and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Department of Public Works, Fire Department, Department of Parks and Recreation, and Department of Health Services.

The Regional Planning Commission herewith amends the conditions of the Department of Public Works as detailed below:

Condition #32 (Land Development Division-Road)—Construct curb, gutter, base, pavement and sidewalk on all streets (except future streets). Permission is granted to use the alternate street section for all local streets is amended to add: **"Permission is granted to construct inverted shoulder pavement with concrete flowlines (no sidewalks) on streets within Neighborhood 1.**

*The Regional Planning Commission finds that use of the inverted shoulder design will provide adequate and appropriate roadway design. Sidewalks in this area will not benefit the area in that the neighborhood is proposed to be gated with an equestrian orientation and there is no necessity to connect sidewalks with the adjacent neighborhood.*

Condition 38a (Land Development Division-Road) Provide street lights on concrete poles with underground wiring on all streets to the satisfaction of Public Works is amended to read: **Provide street lights on concrete poles with underground wiring on all streets to the satisfaction of Public Works except in the areas designed Neighborhood I and II where street lights are not required.**

*The Regional Planning Commission finds that street lights are not required for these neighborhoods. The equestrian orientation of these neighborhoods would be impacted by standard street lighting requirements and the surrounding community has indicated that street lights would create a visual intrusion.*

Condition 43 c (Land Development Division-Road)—Permission to eliminate sidewalks and cluster street trees within private and future right of way on R Street, S Street, T Street, U Street, V Street and W Street per note 11 is denied is amended to read: **Per condition #32 sidewalks are eliminated within the area designated Neighborhood I.**

Condition 43 d (Land Development Division-Road—Permission to meander sidewalks and cluster street trees within private and future right of way on portions of B Street, C Street, L Street, M Street, N Street, O Street, P Street, and Q Street per note 12 is denied is amended to read: **Within the area designated Neighborhood II, sidewalks may meander within the private and future right of way and street trees may be clustered subject to approval of improvement plans in conformance with the details shown on the approved tentative map.**

*The Regional Planning Commission finds that meandering of sidewalks and clustering of street trees is an appropriate addition to the project's design and direct the Department of Public Works to incorporate details shown on the approved tentative map into street improvement plans.*

RP



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
TRACT NO. 53138 (Rev.) TENTATIVE MAP DATED 03-25-2004

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. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

13. Grant ingress/egress and utility easements to the public over the private and future or future streets.

14. If the subdivider intends to file multiple final maps, he must so inform the Advisory Agency at the time the tentative map is filed. The boundaries of the unit final maps shall be designed to the satisfaction of the Director of Public Works and the Department of Regional Planning.

15. 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.

16. 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.

17. 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.

18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

19. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

20. 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.

21. Show open space note on the final map and dedicate residential construction rights over the open space lots.

22. The gate entrance on "B" Street in the vicinity north of "K" Street must be approved by the Department of Regional Planning (DRP.) If required by DRP, relocate the gate on "B" Street in the vicinity north of "K" Street to the vicinity west of "X" Street (a future tap street.) A dedicated "B" Street leading to "X" Street (a future tap street) is required to the satisfaction of DRP.

23. Provide addressing information in Microsoft Excel format to the satisfaction of Public Works.

HCW

Prepared by Henry Wong Phone (626) 458-4915 Date 04-26-2004

MSW/TR53138L-REV13

# COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
## LAND DEVELOPMENT DIVISION
## SUBDIVISION PLAN CHECKING SECTION
## DRAINAGE AND GRADING UNIT

**TRACT MAP NO.** 53138 **REVISED TENTATIVE MAP DATED** 03/25/04

**DRAINAGE CONDITIONS**

[X] 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 prior to the filing of the final map.

[X] 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 prior to the filing of the final map.

[X] A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study shall be approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

[X] 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).

[X] 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.

[X] 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).

[X] 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.

[X] Department of Public Works approval for location, span, and clearance for proposed bridges spanning a watercourse is required prior to Hydrology Study approval.

[X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.

[X] Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 11/26/03 to the satisfaction of Public Works.

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TRACT MAP NO. 53138 REVISED TENTATIVE MAP DATED 03/25/04

**GRADING CONDITIONS:**

[X] A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

[X] 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.

Name _____ Date 04/15/04 Phone (626) 458-4921

TIMOTHY CHEN

**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 MAP** 53138 **TENTATIVE MAP DATED** 3/25/04 (revision)
**SUBDIVIDER** Presidio Chatsworth Partners LLC **LOCATION** Chatsworth
**ENGINEER** B&E Engineers
**GEOLOGIST** Kleinfelder (58-919401-008) **REPORT DATE** 4/01/04, 4/15/03, 11/06/01, 10/22/01, 10/09/01, 8/08/01, 4/24/00
**SOILS ENGINEER** Kleinfelder (58-919401-008) **REPORT DATE** 4/01/04, 4/15/03, 11/06/01, 10/22/01, 10/09/01, 8/08/01, 4/24/00

[X] **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

[X] The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.

[X] A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.

[X] All geologic hazards associated with this proposed development must be eliminated,

or

delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.

[ ] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____ ,dated _____ ."

[X] The Soils Engineering review dated 4/19/04 is attached.

[X] **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

[ ] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.

[X] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.

[X] A geology and/or soils engineering report may be required prior to approval of building or grading plans.

[X] Geotechnical Recordation Map verification deposit estimate 6 hours.

[ ] Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by _____ Karin Vazquez Reviewed by _____ Date April 19, 2004

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

## SOILS ENGINEERING REVIEW SHEET

District Office 9.1


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


Tentative Tract 53138
Location Chatsworth
Developer/Owner Presidio Chatsworth Partners L.L.C.
Engineer/Architect B & E Engineers
Soils Engineer Kleinfelder (58-9194-02/003)
Geologist Same as above

Review of:
Tentative Tract Map Dated By Regional Planning **3/25/04** (Rev.)
Soils Engineering and Geologic Reports Dated **4/1/04**, 4/15/03, 11/6/01, 10/22/01, 10/9/01, 8/8/01, and 4/24/00
Previous review sheet dated 12/1/03

ACTION:
Tentative Map feasibility is recommended for approval, subject to the following conditions.

REMARKS:

1. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

2. At the grading plan review stage, provide the following:
   a. Additional static, seismic and surficial slope stability analyses for all slopes steeper than 2:1 gradient, based on the 40-scale map. Also, provide a geotechnical cross section, for each section analyzed, showing the critical failure plane used in the analyses. 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).

   b. Data and analyses to determine liquefaction potential of the on-site soils at the 2 proposed bridge loactions. Also, evaluate the potential for seismically induced settlement (dry and saturated soils), lateral spreading, surface manifestation, etc. The analyses must be performed for soils within the upper 50 feet, as a minimum, for shallow foundation, or greater depth where deep foundation and/or subterranean structure is proposed. The historic-high water table shall be used in the analyses, unless other information is provided which indicates a higher or lower level is appropriate. Recommend mitigation as necessary. The liquefaction data and analyses must conform to the State of California Division of Mines and Geology "Special Publication 117", dated 1997 and "Recommended Procedure For Implementation of DMG Special Publication 117", dated March 1999.

   c. Chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to concrete and ferrous materials. The tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils samples in a saturated condition.

3. Prior to approval of the Final Map for recordation, the following must be shown on the Final Map:
   The location of the "Restricted Use Areas" (including the shear key areas that will be reinforced with geogrid) as recommended in the soils report.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
PER THE SOILS ENGINEER, THE PROPOSED BASIN BELOW LOTS 185 AND 224 SHALL BE DESIGNED FOR A TOTAL DEBRIS VOLUME OF 3881 CUBIC YARDS GENERATED FROM THE UPSTREAM DRAINAGE AND THE POTENTIAL LANDSLIDE AREAS.

REGISTERED PROFESSIONAL ENGINEER
GAN LERT
NO. 2328
EXP. 6/30/07
GEOTECHNICAL
STATE OF CALIFORNIA

Prepared by _____ Date 4/19/04
Gan Lert

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided 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.

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

TENTATIVE MAP DATED 03-25-2004

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 "A" Street at "B" Street. Permission granted to reduce the centerline curve radius on "A" Street westerly of "B" Street 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. The minimum centerline radius is 250 feet on all local streets with 36 feet between curbs except on "N" Street east of the knuckle. Permission is granted to reduce the centerline curve radius on "N" Street east of the knuckle to 150 feet.

5. Permission granted for street grades up to 11% and 12% on "A" Street and "C" Street, respectively, only at locations to the satisfaction of Public Works.

6. 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.

7. 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.

8. The central angles of the right of way radius returns shall not differ by more than ten degrees on local streets.

9. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections to the satisfaction of Public Works.

10. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six percent.

11. Provide intersection sight distance commensurate with a design speed of:

    a. 40 mph (415 feet) on "A" Street from "C" Street, from "D" Street, from "H" Street (easterly direction); and from the southerly side of the proposed pedestrian crossing in the vicinity of "G" Street (both directions), on "B" Street from "A" Street (northerly direction), from "I" Street (northerly direction), from "L" Street; on "C" Street from "K" Street (southerly direction), from "Q" Street, from "R" Street, and from "S" Street (northerly direction)

    b. 30 mph on "B" Street from "A" Street (southerly direction), from West Mayan Drive, and from Kickapoo Trail; on "M" Street from "L" Street (westerly direction); on "N" Street from "O" Street (easterly direction); on "S" Street from "R" Street (southerly direction), from "V" Street, from "W" Street (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.

12. All line of sight easements shall be depicted on landscape and grading plans.

13. Dedicate vehicular access rights on Mayan Drive, Aucas Drive, Chickasaw Trail, Aztec Drive, Kickapoo Trail, W. Mayan Drive, and Mojave Trail, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.

14. Provide standard property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works.

15. 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 "A" Street from Mayan Drive to the vicinity west of "G" Street, the west side of "B" Street south of "A" Street, the north side of "I" Street, the north side of "J" Street, the north side of "K" Street, the north side of "M" Street west of "L" Street, the north and east sides of "N" Street east of Lot 231, and the north side of "R" Street from "S" Street to "T" Street.

16. Dedicate right of way 32 feet from centerline on "A" Street, "B" Street from "A" Street northerly to the vicinity of the gated entrance, and "C" Street from "A" Street to the vicinity of lot 187 to the satisfaction of Public Works.

17. Dedicate right of way 30 feet from centerline "B" Street south of "A" Street, on "D" Street, "E" Street including both cul-de-sacs, and "K" Street.

18. Dedicate right of way 29 feet from centerline on "F" Street, "G" Street, "H" Street, "I" Street, and "J" Street.

19. Make an offer of 64 feet of future right of way on "X" Street (a future tap street) from "B" Street to the northerly tract boundary in the vicinity of lot 283 to the satisfaction of Public Works.

20. Make an offer of private and future right of way 32 feet from centerline on "B" Street inside and in the vicinity of the gated entrance and "C" Street north of the vicinity of lot 187 to the satisfaction of Public Works.

21. Make an offer of private and future right of way 30 feet from centerline on "L" Street, "M" Street, "N" Street, "R" Street, "S" Street including the cul-de-sac, and "T" Street.

22. Make an offer of private and future right of way 29 feet from centerline on "O" Street, "P" Street, " Q" Street, "U" Street, "V" Street, and "W" Street.

23. Make an offer of future right of way 20 feet from the southerly property line on streets fronting the property line including on Mayan Drive, Aucas Drive, Chickasaw Trail, and Aztec Drive, on alignments to the satisfaction of Public Works. Replace the existing angle points along the property line with a minimum centerline radius of 100 feet.

24. Make an offer of future right of way 20 feet from centerline on West Mayan Drive, Kickapoo Trail, and Mojave Trail on alignments to the satisfaction of Public Works. A minimum centerline radius of 100 foot shall be provided on all these streets.

25. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.

26. Dedicate slope easements along all future streets to the satisfaction of Public Works.

27. Provide additional right of way in the vicinity of the gated entrances and construct gated entrances to the satisfaction of Public Works.

28. 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.

29. Off-site improvements are required. It shall be the sole responsibility of the developer to acquire the necessary right of way and/or easements.

30. Provide off-site right of way or easement and construct off-site full street improvements (including sidewalks and street lights) on "B" Street joining Canoga Avenue in the vicinity south of the freeway to the satisfaction of Public Works and the City of Los Angeles.

31. Construct the bridge on "A" Street and on "B" Street 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.

32. Construct curb, gutter, base, pavement and sidewalk on all streets (except future streets). Permission is granted to use the alternate street section on all local streets.

33. Plant street trees on all streets (except future streets).

34. Provide and install street name signs prior to occupancy of buildings.

35. Install postal delivery receptacles in groups to serve two or more residential units.

36. 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.

37. 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.

38. Comply with the following street lighting requirements:

a. Provide street lights on concrete poles with underground wiring on all streets (except future 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.

39. Prepare signing and striping plans for Topanga Canyon Road and "A" Street to the satisfaction of Public Works and Caltrans.

40. Pay for the installation of traffic signals and prepare traffic signal plans for Topanga Canyon Road at Ronald Regan Freeway and Poema Place at "A" Street to the satisfaction of Public Works and Caltrans.

41. 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.

42. A deposit is required to review documents and plans for final map clearance.

43. Additional comments/requirements:

a. The locations of the BC/EC of the curve through intersection of "C" Street and "S" Street shall be adjusted so that they are setback 100 feet away from the BCR on "C" Street from "S" Street to the satisfaction of Public Works.

43. Additional comments/requirements: (cont.)

b. If required by the Department of Regional Planning, relocate the gate on "B" Street in the vicinity north of "K" Street to the vicinity west of "X" Street (a future tap street.) A dedicated "B" Street leading to "X" Street (a future tap street) is required to the satisfaction of the Department of Regional Planning.

c. Permission to eliminate sidewalks and cluster street trees within private and future right of way on "R" Street, "S" Street, "T" Street, "U" Street, "V" Street, and "W" Street per note 11 is denied.

d. Permission to meander sidewalks and cluster street trees within private and future right of way on portions of "B" Street and "C" Street, "L" Street, "M" Street, "N" Street, "O" Street, "P" Street, and "Q" Street per note 12 is denied.

e. As directed by the Board of Supervisors (BOS), the applicant shall submit plans to Public Works for the "A" Street and Canoga Avenue bridges prior to the recordation of the first final map. The "A" Street and Canoga Avenue bridges shall be constructed and accepted by Public Works prior to the issuance of the building permits for the 130th home.

f. Comply with other conditions as directed the BOS to the satisfaction of Public Works.

Prepared by Sheila Christensen  Phone (626) 458-4915  Date 04-26-2004
Reviewed by Henry Wong HW
MSW/TR53138R-REV13

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

JAMES A. NOYRS, Director

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

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


IN REPLY PLEASE
REFER TO FILE: T-4

July 28, 2003

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 improvments at

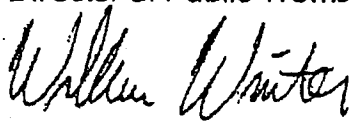
the Topanga Canyon Boulevard at SR 118 interchange, in accordance with Caltrans Guide for the Preparation of a Project Study Report (PSR). The project shall determine and pay the project's equitable share towards the long-term traffic improvements to the satisfaction of Caltrans. During this period the 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. WNTER
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)

| Post-it® Fax Note 7671 | Date 7/20 | # of pages ▶ 4 |
|---|---|---|
| To HENRY WONG | From LONI ALFANSO | |
| Co./Dept. LDD | Co. TNL | |
| Phone # x4961 | Phone # x4740 | |
| Fax # 626.458.4989 | Fax # | |

OS ANGELES
IFORNIA

James K. Hahn
MAYOR

DEPARTMENT OF TRANSPORTATION
221 N. FIGUEROA ST., SUITE 500
LOS ANGELES, CA 90012
(213) 580-1177
FAX (213) 580-1188

North of 118 Fwy bet. Canoga & Topanga
Cyn DOT Case No. SFV 0 1 -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 the13 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 363 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 6" 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. Topanaga Cyn Boulevard and 118 Freeway westbound ramps
3. Chatsworth Street and Canoga Avenue
4. Chatsworth Street and De Soto Avenue

## 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 traveling 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 DeSoto 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.

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 certificated 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

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:so
[illegible]

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
Ken Firoozmand, West Valley District
Tim Conger, DOT Geometric Design
Emily Gabel-Luddy, Planning Department
David Shender, Linscott, Law and Greenspan

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 53138 (Rev.)

TENTATIVE MAP DATED 03-25-2004

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. The subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. 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 the BOS to the satisfaction of Public Works.

10. 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.

Prepared by Nathan Howells  Phone (626) 458-4921  Date 04-26-2004
Reviewed by Henry Wong HW
TR53138SW.REV13

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 53138 (Rev.)



TENTATIVE MAP DATED 03-25-2004

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 infrastructure 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.

7. 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.

Prepared by Nathan Howells  Phone (626) 458-4921  Date 04-26-2004
Reviewed by Henry Wong HW
TR53138SW.REV13

RP

# COUNTY OF LOS ANGELES
# FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

## WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. 53138 Tentative Map Date March 25, 2004

Revised Report yes

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☒ The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☒ Fire hydrant requirements are as follows:

Install 47 public fire hydrant(s). Upgrade / Verify existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☒ Location: As per map on file with the office.
☐ Other location: _____

☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments:

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 *Janna Masi* Date April 28, 2004

# COUNTY OF LOS ANGELES
# FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

## CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 53138 Map Date March 25, 2004

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 902 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 300 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: *Janna Masi* Date April 28, 2004

# COUNTY OF LOS ANGELES
# FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

## LAND DEVELOPMENT UNIT REQUIREMENTS

## ADDITIONAL PAGE

**SUBDIVISION NO. 53138** **PAGE NO. 1**

1 The completion of the helispot shall be done in compliance with Los Angeles County Fire Dept. Planning section.

Convey an easement to the Consolidated Fire Protection District of Los Angeles County for operation and maintenance of a helispot on lot 390.

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 ½' deep, 12' wide, by 12' long. The sump shall be made of steel-reinforced concrete. Its sides shall be sloped at such an angle as to prevent a fall from the edge into the sump, and the sump sides shall also be rough-stamped in such a manner to discourage activities such as skating, skateboarding, bicycling, etc., and coarse enough to provide easy egress should someone accidentally fall into the sump when full of water.

- Cover remaining graded area with #2 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.

2 All lots where the dwellings fartherst portion exceeds 150' from the street. Said driveway shall be paved 20' wide prior to construction.

3 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.

4 Single flag lot designs and/or two adjoining flags shall provide for 20' of actural pavement, clear to the sky. Indicate said access to be Private Driveway and Firelane on the final map.

5 Flag lots, three to four adjoining: Provide a minimum of 24' of paved vehicular access, then you can reduce down to 20' for the individual private driveways. Lots Not a part 5, 6, 7 and possible new lots shall also provide a fire department turnarounds.

6 Gated entrances shall provide a minimum vehicular width of 20' ingress and 20' egress. A turning raduis of 32' shall be provided prior to the gate. Provide a detail to our department prior to final map clearance.

By Inspector: *Janna Masi* Date: April 28, 2004

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

# LOS ANGELES COUNTY
# DEPARTMENT OF PARKS AND RECREATION

## PARK OBLIGATION REPORT

| | | | | |
|---|---|---|---|---|
| Tentative Map # | **53138** | DRP Map Date: **03/25/2004** | SCM Date: **04/26/2004** | Report Date: **04/22/2004** |
| Park Planning Area # **34** | **OAT MOUNTAIN** | | | Map Type: **REV. (REV RECD)** |

Total Units **375** = Proposed Units **375** + Exempt Units **0**

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: | **3.02** |
| IN-LIEU FEES: | **$410,720** |

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of $410,720 in-lieu fees.

**Trails:**

See also attached Trail Report. SANTA SUSANA PASS TRAIL

Contact Patrocenia T. Sobrepeña, Acting Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Tonda Lay, Trail Coordinator at (213) 351-5135.

By: _____
James Barber, Advanced Planning Section Head

Supv D 5th
April 22, 2004 07:31:23
QMB02F.FRX

# LOS ANGELES COUNTY
# DEPARTMENT OF PARKS AND RECREATION

## PARK OBLIGATION WORKSHEET

| | | | | |
|---|---|---|---|---|
| Tentative Map # **53138** | DRP Map Date: **03/25/2004** | SMC Date: **04/26/2004** | Report Date: **04/22/2004** |
| Park Planning Area # **34** | **OAT MOUNTAIN** | | Map Type: **REV. (REV RECD)** |

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

**(P)eople x (0.003) Goal x (U)nits = (X) acres obligation**

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

Where:

P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 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.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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.

AFMV/Acre = Average Fair Marked Value per Acre by Park Planning Area.

Total Units **375** = Proposed Units **375** + Exempt Units **0**

| | People* | Goal 3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|---|---|---|---|---|
| Detached S.F. Units | **2.68** | **0.0030** | **375** | **3.02** |
| M.F. < 5 Units | 2.04 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 2.10 | 0.0030 | 0 | 0.00 |
| Mobile Units | 1.86 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 0 | |
| | | | Total Acre Obligation = | **3.02** |

Park Planning Area = **34** **OAT MOUNTAIN**

| Goal | Acre Obligation | AFMV / Acre | In Lieu Base Fee |
|---|---|---|---|
| @(0.0030) | 3.02 | $136,000 | **$410,720** |

| 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 | AFMV / Acre | In-Lieu Fee Due |
|---|---|---|---|---|---|
| 3.02 | 0.00 | 0.00 | 3.02 | $136,000 | **$410,720** |

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

Tim Gallagher, Director

April 22, 2004

## NOTICE OF TRAIL REQUIREMENT FOR TRACT MAPS AND PARCEL MAPS

Map #: TR - 53138 Date on Map: March 25, 2004

Provide an easement for the **Santa Susana Pass Trail** to the satisfaction of the Department of Parks and Recreations' Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, **all information pertaining to trail requirements must be shown on the Tentative Tract Map**.

Provide a **12 foot** easement for the **Santa Susana Pass portion of the Marge Feinberge/Rim of the Valley Trail and the Deerlake Highlands Loop Trail** to the satisfaction of the Department of Parks and Recreations' Standards.

___X___ TRAIL OK AS SHOWN.

___X___ CALL-OUTS MUST READ PROPOSED LOS ANGELES COUNTY RIDING AND HIKING TRAIL ON FINAL MAP.

___X___ TRAILS MUST REMAIN OPEN AND CONTIGUOUS THROUGHOUT CONSTRUCTION.

___X___ ALL TRAILS PROPOSED TO CONNECT TO ADJOINING PROPERTIES, IF SAID PROPERTIES REMAIN UNDEVELOPED, MUST BE REALIGNED WITHIN TRACT #53138.

**********

Dedications and the exact following language must be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a **variable width** easement for Riding and Hiking purposes for the **Deerlake Highlands Loop Trail** and a **12 foot** easement for Riding and Hiking purposes for the **Santa Susana Pass Trail**.

For any questions concerning trail alignment or other trail requirements, please contact Tonda Lay at (213) 351-5135.

Tonda Lay, Trails Coordinator

COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
**Public Health**

THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

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

**Environmental Health**
ARTURO AGUIRRE, Director

**Bureau of Environmental Protection**
**Mountain & Rural/Water, Sewage & Subdivision Program**
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 • FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

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April 14, 2004

Tract Map No. 53138

Vicinity: Chatsworth

Tentative Tract Map Date: March 25, 2004 (13th Revision)

The Los Angeles County Department of Health Services' approval for **Vesting Tentative Tract Map 53138** is unchanged by the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Las Virgenes Municipal Water District**, a public water system, which guarantees water connection and service to the entire development.

2. Sewage disposal will be provided through the public sewer and public wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

3. In the event that water wells are discovered during development, permits and written authorization must be obtained from this Department for proper decommissioning of the wells.

If you have any questions or need additional information, please contact Becky Valenti at (626) 430-5380.

Respectfully,

Patrick Nejadian, Chief E.H.S.
Mountain and Rural/Water, Sewage, and Subdivision Program