



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

November 13, 2008

TO: Librarian  
Agoura Hills Library  
29901 Ladyface Court  
Agoura Hills, California 91301

FROM: Ramon Cordova *REC*  
Senior Regional Planning Assistant  
Department of Regional Planning  
320 West Temple Street, Room 1382  
Los Angeles, California 90012

**SUBJECT: MODIFICATION TO RECORDED TRACT MAP NO. 45342-(3)**

Modification to Recorded Tract Map No. 45342-(3) is scheduled for Public Hearing before the Hearing Officer of Los Angeles County on December 16, 2008.

Please have the materials listed below available to the public.

If you have any questions regarding this matter, please call the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

- Attachments:
1. Notice of Public Hearing
  2. Draft Factual
  3. Draft Conditions
  4. Draft Findings
  5. Burden of Proof
  6. Request for Modification Letter
  7. GIS-NET map



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

**NOTICE OF PUBLIC HEARING**

**MODIFICATION TO RECORDED TRACT MAP NO. 45342-(3)**

Bruce W. McClendon FAICP  
Director of Planning

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this modification on December 16, 2008, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. **Room 150 will open to the public at 8:50 am.** Interested persons will be given an opportunity to testify.

The proposal has been determined to be exempt from the California Environmental Quality Act (CEQA) Class 15 pursuant to State and County Environmental Reporting Guidelines. The original project had a determination of an Environmental Impact Report.

General description of proposal: The underlying project was approved for 110 single-family lots, two commercial lots, one water tank lot and six open space lots on approximately 494 acres, and approved on 1995. An amendment was approved on October 5, 1999 for 110 single-family lots, one commercial lot, one water tank lot, one pump station lot, seven street lots and five open space lots on approximately 494 acres, and recorded in 2000. The modification to the recorded map proposes to modify a road condition requiring to construct, curb, gutter, base, pavement, sidewalks and street lights along Las Virgenes Road to permission is granted to construct a decomposed granite trail in lieu of concrete sidewalk. The original approval also included a conditional use permit for compliance with density-controlled development and hillside management design review criteria, and an oak tree permit to remove or relocate 135 oak trees on site. This modification request will not affect the approved conditional use permit and oak tree permit.

General location of property: South of Thousand Oaks Boulevard along Las Virgenes Road, adjoining National Park Service property, in The Malibu Zoned District of Los Angeles County.

These cases do not affect the zoning of surrounding properties. If you are unable to attend the hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Mr. Ramon Cordova. You may also obtain additional information concerning this case by phoning Mr. Ramon Cordova at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the hearing or by written correspondence delivered to the Hearing Officer at or prior to the hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays. These materials will also be available for review beginning November 16, 2008 at the Agoura Hills Library, 29901 Ladyface Court, Agoura Hills, California 91301. Selected materials are also available on the Department of Regional Planning website at "<http://planning.lacounty.gov>"

BRUCE W. MCCLENDON, FAICP  
Director of Planning

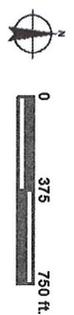
**"ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

**"Este es un aviso de una audiencia pública de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que será considerado por el Condado de Los Angeles es una modificación al el Plan de Subdivisión No. 45342.**

**El Plan de Subdivisión previamente fue aprobado para la creación de 110 parcelas dentro de 494 acres y registrado en el año 2000. La modificación propone de modificar un requerimiento de condición del camino para construir, contener, canal, base, pavimento, las aceras y las luces de la calle a lo largo de Las Virgenes Camino al permiso son concedidas para construir un rastro de granito descompuesto en lugar de la acera concreta. Si necesita mas información, o si quiere este aviso en Español, favor de llamar al Departamento de Planificación Regional al (213) 974-6433."**



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 Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET.  
 The map should be interpreted in accordance with the disclaimer statement of GIS-NET.



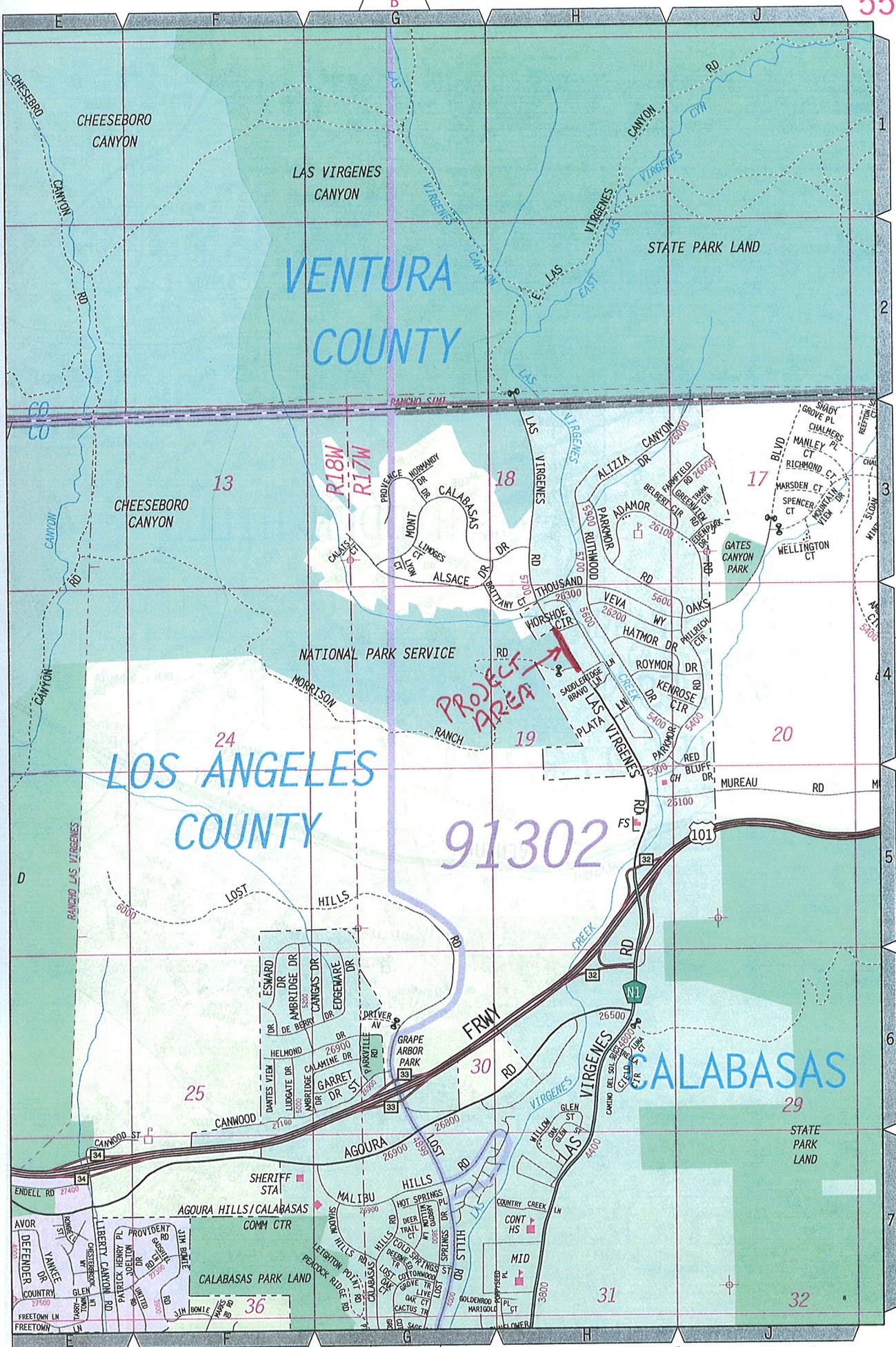
**Legend**

Parcel Boundary	Zoning (Boundary)
Aerial Street	Zone A-1
Freeway	Zone A-2
Major Plan of Highways	Zone B-2
Expressway - (9)	Zone C-1
Ltl. Secondary Highway - (9)	Zone C-2
Ltl. Secondary Highway - (9)	Zone C-3
Parkway - (9)	Zone C-4
Major Highway - (9)	Zone C-5
Secondary Highway - (9)	Zone C-6
Secondary Highway - (9)	Zone C-7
Rainroad or Rapid Transit	Zone C-8
Rainroad	Zone C-9
Underserved Rapid Transit	Zone C-10
Significant Right-of-Way	Zone C-11
Categorical Primary	Zone C-12
Zoning Index Map Grid	Zone C-13
Zoning Index Map Grid	Zone C-14
USGS Quad Sheet Grid	Zone C-15
Very High Fire Hazard Severity	Zone C-16
Zone Boundary Standards District	Zone C-17
CSDD Area Specific Boundary	Zone C-18
ESHA (Coast Only)	Zone C-19
Significant Ecological Area	Zone C-20
Section Line	Zone C-21
National Forest	Zone C-22
Transit Oriented District (TOD)	Zone C-23
Safety Related Services (From TBI)	Zone C-24
Fire Station	Zone C-25
Highway Patrol	Zone C-26
Fire Station	Zone C-27
Sheriff Station	Zone C-28
Sheriff Station	Zone C-29



Note: This is a static legend, which includes only a portion of layers. To get full legend, please use Desktop Map Legend tool on the top left side of screen.

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91302

PROJECT AREA



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

**PROJECT No.** 87-527-(3)  
MODIFICATION TO RECORDED  
MAP TR 45342

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE December 16, 2008	

<b>APPLICANT</b> Shea Homes		<b>OWNER</b> Shea Homes		<b>REPRESENTATIVE</b> Sikand Engineering	
<b>REQUEST</b> Modification to Recorded Map: To modify a road condition requiring to construct curb, gutter, base, pavement, sidewalks and street lights along Las Virgenes Road and to grant permission to construct a decomposed granite trail in lieu of concrete sidewalk. Original project approved for 110 single-family lots, two commercial lots, one water tank lot, one pump station lot seven street lots and five open space lots on approximately 494 acres as well as a conditional use permit and an oak tree permit. No change in density or lot design is proposed.					
<b>LOCATION/ADDRESS</b> South of Thousand Oaks Boulevard along Las Virgenes Road, adjoining National Park Service property, in The Malibu Zoned District			<b>ZONED DISTRICT</b> The Malibu		
<b>ACCESS</b> Las Virgenes Road			<b>COMMUNITY</b> Mont Calabasas		
			<b>EXISTING ZONING</b> A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area), C-2-DP (Neighborhood Business-Development Program) and ) O-S (Open Space		
<b>SIZE</b> Approx. 494 acres		<b>EXISTING LAND USE</b> Single-Family Residences		<b>SHAPE</b> Irregular	<b>TOPOGRAPHY</b> Level to steeply sloping
<b>SURROUNDING LAND USES &amp; ZONING</b>					
<b>North:</b> Open space			<b>East:</b> Single-family residences/City of Calabasas		
<b>South:</b> Open space/City of Calabasas			<b>West:</b> Open space		
<b>GENERAL PLAN</b>		<b>DESIGNATION</b>		<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>
Santa Monica Mountains North Area Plan		U2 (Residential 2 – Two DU/AC Max), C (Commercial) and OS-DR (Open Space Deed Restricted)		110 DU (existing)	Yes
<b>ENVIRONMENTAL STATUS</b> Categorical Exemption - Class 5 (Previous determination was an Environmental Impact Report)					
<b>DESCRIPTION</b> The modification is to modify a road condition requiring to construct curb, gutter, base, pavement, sidewalks and street lights along Las Virgenes Road and to grant permission to construct a decomposed granite trail in lieu of concrete sidewalk. Original project approved for 110 single-family lots, two commercial lots, one water tank lot, one pump station lot seven street lots and five open space lots. No change in the density, lot layout or location of streets is proposed.					
<b>KEY ISSUES</b> <ul style="list-style-type: none"> <li>The original project was approved by the Los Angeles County Board of Supervisors on January 17, 1995 for the creation of 110 single-family lots, two commercial lots, one water tank lot and six open space lots on 494 acres. The project was originally required to provide improvements to Las Virgenes Road consisting of curb, gutter, base, pavement, sidewalks and street lights. The first phase of the subdivision recorded on June 21, 2000.</li> </ul>					

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

<b>STAFF CONTACT PERSON</b>		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b>		
<b>SPEAKERS*</b>	<b>PETITIONS</b>	<b>LETTERS</b>
(O) (F)	(O) (F)	(O) (F)

\*(O) = Opponents (F) = In Favor



**FINDINGS OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
FOR MODIFICATION TO RECORDED TRACT MAP NO. 45342**

1. A Hearing Officer of the County of Los Angeles conducted a noticed public hearing in the matter of Modification to Recorded Tract Map No. 45342 on December 16, 2008.
2. Modification to Recorded Tract Map No. 46882 proposes to modify a road condition requiring to construct curb, gutter, base, pavement, sidewalks and street lights along Las Virgenes Road and to grant permission to construct a decomposed granite trail in lieu of concrete sidewalk.
3. The subject site is located South of Thousand Oaks Boulevard along Las Virgenes Road, adjoining National Park Service property, in The Malibu Zoned District.
4. The irregularly-shaped property is approximately 494 gross acres in size with level to steeply sloping topography.
5. Las Virgenes Road, a Major Highway, 120 feet wide, as depicted.
6. The project site is currently zoned A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area), C-2-DP (Neighborhood Business-Development Program) and O-S (Open Space) which was established by Ordinance No. 95-0007Z which established Zone Change Case No. 87-527-(3), and became effective on January 17, 1995.
7. Surrounding zoning includes O-S (Heavy Agricultural – Five Acres Minimum Required Lot Area) to the north and to the west. The subject property is bordered by the City of Calabasas on the south and on the east.
8. The subject property consists of 110 existing single-family residential lots, one commercial lot, one water tank lot, one pump station lot, seven street lots and five open space lots. Surrounding uses include single-family residences and open space.
9. The property is depicted in the U2 (Residential 2 – Two DU/AC Max), C (Commercial) and OS-DR (Open Space Deed Restricted) land use category of the Santa Monica Mountains North Area Plan (“Plan”), a component of the Los Angeles County General Plan.
10. The proposed modification does not alter the project design shown on the recorded map. No modified map was submitted, and no additional conditions are recommended by Subdivision Committee.

11. The modification to a recorded map was filed pursuant to Section 21.52.030 of the County Code which allows modifications where there are physical problems associated with the development of the site, or where technical problems occur after recordation. A public hearing is required for any proposed modifications, but the hearing and action by the decision-making body must be limited to only those modifications and may not address other aspects of the project.
12. The public hearing was opened on December 16, 2009, and the Hearing Officer heard a presentation from staff. There was no testimony from either the applicant or members of the public. County Counsel was present to answer any questions and/or provide technical clarification during the hearing.
13. After hearing staff presentation, on December 16, 2008 the Hearing Officer closed the public hearing and approved Modification to Recorded Tract Map No. 45342.
14. The proposed modification is consistent with the goals and policies of the Plan.
15. There are changes in circumstances which make any or all of the conditions or the design of such a map no longer appropriate or necessary. Based on recommendations from the Los Angeles County Department of Public Works ("Public Works") in regards to constructing curb, gutter, base, pavement, sidewalks and street lights along Las Virgenes Road adjoining National Park Service property as conditioned by the original tract map are no longer appropriate or necessary.
16. The proposed modification does not impose any additional burdens on the present fee owner of the property.
17. The proposed modification would not alter any right, title or interest in the real property.
18. The modification requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions.
19. The modification requested does not result in an increased number of dwelling units or a greater density then the recorded map.
20. The proposed map and the design and improvements of the proposed subdivision are consistent with applicable general and specific plans. The proposed modification is consistent with the Plan's intent to maintain appropriate rural road

standards for the non-urban portions of the Santa Monica Mountains North Area. Public Works' recommendations of a decomposed granite trail along Las Virgenes Road adjoining National Park Service property also reflects the Park Service's desire to provide a more natural appearance for the frontage of their land which is designated as a trailhead.

21. The site is physically suitable for the type and proposed density of the development. No change in project type or density is proposed as part of the modification.
22. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public assessments. The design of the subdivision is unchanged and no improvements are proposed as part of the modification.
23. An Environmental Impact Report was prepared for the original project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The proposed modification qualifies for a Categorical Exemption under Class 5 in accordance with State and County CEQA guidelines since it will not result in any substantial change to use or occupancy of the land.
24. The subdivider shall comply with all other conditions of approval of the original grant which remain in effect and unchanged.
25. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**THEREFORE, THE HEARING OFFICER** approves Modification to Recorded Tract Map No. 45342. The following road condition is modified:

1. In lieu of constructing curb, gutter, base, pavement, sidewalks and street lights along Las Virgenes Road permission is granted to construct a decomposed granite trail in lieu of concrete sidewalk along Las Virgenes Road adjoining National Park Service property to the satisfaction of the Public Works.

**DEPARTMENT OF REGIONAL PLANNING  
MODIFICATION TO RECORDED TRACT MAP NO. 45342**

**Map Date: 10-05-99**

**DRAFT CONDITIONS:**

1. Conform to the requirements of Title 21 of the Los Angeles County Code (Subdivision Ordinance) and the area requirements of the A-1-2 and C-2-DP zone. Also, conform to the applicable requirements of the Santa Monica Mountains North Area Community Standards District.
2. The subject property shall be graded, developed and maintained in substantial compliance with the approved modified conditions, dated July 1, 2008. Prior to building permit issuance, a plot plan application shall be required to ensure compliance.
3. If proposed, submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") to Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
4. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include requirements in a maintenance agreement or project CC&Rs that 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 Regional Planning.
5. Prior to issuance of a grading permit or building permit, three copies of a landscape plan shall be submitted and approved by the Director of Regional Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation.

In addition to the review and approval by the Director of Regional Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground cover as well. However, if the subdivider can prove to the satisfaction of County staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage of such planting is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping shall include trees,

shrubs and/or ground cover at a mixture and density determined by County staff and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director of Regional Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

6. 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, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
7. 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 Regional Planning an initial deposit of \$5,000.00 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 subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of members of the Los Angeles County Department of Public Works, Fire Department, Parks and Recreation, and Public Health.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
TRACT NO. 45342 (Amend.)

Page 1/1

LETTER AND APPLICATION DATED 07-01-2008

We have no objections to the proposed changes as shown in the subject modification to the recorded map for Tract No. 45342. The following conditions are recommended for inclusion in the conditions of approval:

1. Comply with the attached one-page Road conditions.
2. Comply with all other previously approved conditions for Tract No. 45342 to the satisfaction of Public Works.

Prepared by Conrad M. Green   
TR45342La-(07-01-08) doc

Phone (626) 458-4917

Date 08-18-2008

We have no objection to the amendment request. The following revised conditions are recommended for inclusion in the tentative approval:

1. Permission is granted to construct decomposed granite (DG) in lieu of sidewalk on Las Virgenes Road along the property frontage south of Thousand Oaks Boulevard to avoid potential grading complications that could arise from the full-width sidewalk construction and which could potentially impact National Park Services Ownership (lot 116). The DG construction is also in accordance with the National Park Services request to provide a more natural appearance to the frontage of their ownership which is designated to be a trail head for equestrian services. The subdivider shall also construct driveway aprons serving the NPS property. All improvements on Las Virgenes Road shall be constructed to the satisfaction of Public Works.
2. Conform with all previously approved and amended road conditions to the satisfaction of Public Works.

Prepared by Patricia Constanza  
Tr45342r\_amend3.doc

Phone (626) 458-4921

Date 08-18-2008



COUNTY OF LOS ANGELES

RP - Ramon

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 45342 Map Date: Amendment Modification

C.U.P. Vicinity:

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

Comments: THE MODIFICATION HAS NO IMPACTS ON FIRE DEPARTMENT REQUIREMENTS.

By Inspector: Juan C. Padilla Date August 18, 2008

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



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 45342 Map Date: Amendment Modification

Revised Report \_\_\_\_\_

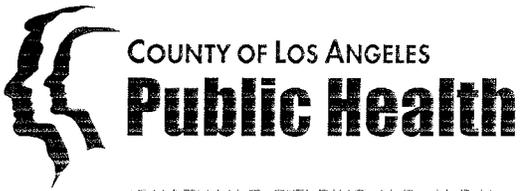
- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is \_\_\_\_\_ gallons per minute at 20 psi for a duration of \_\_\_ 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 \_\_\_\_\_ public fire hydrant(s). Verify / Upgrade 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.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **THE MODIFICATION HAS NO IMPACTS ON FIRE DEPARTMENT REQUIREMENTS.**

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

By Inspector: Juan C. Padilla  Date August 18, 2008

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



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

**JONATHAN E. FREEDMAN**  
Acting Chief Deputy

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**ALFONSO MEDINA, REHS**  
Director of Environmental Protection Bureau  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5280 • FAX (626) 960-2740

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



BOARD OF SUPERVISORS

**Gloria Molina**  
First District

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**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

August 14, 2008

RFS No.08-0020609

Tract Map No. 45342-01

Vicinity: Malibu

Tentative Tract Map Date: July 10, 2008 (Modification to Amended Map)

The County of Los Angeles Department of Public Health has no objection to **Tentative Tract Map 45342-01**. 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.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Las Virgenes Municipal Water District** as proposed.

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

Respectfully,

A handwritten signature in black ink that reads "Becky Valenti". The signature is written in a cursive style.

---

Becky Valenti, E.H.S. IV  
Land Use Program

## MODIFICATION TO RECORDED TRACT MAP NO. 45342

### BURDEN OF PROOF

1. That there are changes in circumstances which make any or all of the conditions or the design of such a map no longer appropriate or necessary; and  
**The propose revision from concrete to decomposed granite will actually enhance the property by adding an additional 'rural' component to the site and has the support of the County's Parks & Rec. Dept**
2. That the proposed modifications do not impose any additional burdens on the present fee owner of the property; and  
**The proposed modification will have no adverse impact to the existing property owners or the adjacent residences.**
3. That such modifications would not alter any right, title or interest in the real property; and  
**There will be no alteration of any right, title or interest in the real property with the approval of this modification.**
4. That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions;  
**The proposed modification will alleviate a physical hardship by providing a safer mode of access by equestrian traffic using this trail.**
5. That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map;  
**The proposed project will not increase the total number of dwelling units in the site. The current project is fully built out with no additional units left to build.**
6. That the proposed map and the design and improvements of the proposed subdivision are consistent with applicable general and specific plans; and

**The proposed modification is consistent with the current conditions of approval. The modification is for a trail that has already been approved.**

7. That the site is physically suitable for the type and proposed density of the development; and

**The site consists of a previously approved and recorded subdivision that subsequently have been built.**

8. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public easements.

**The proposed change will minimize any negative impacts to the existing trail by replacing the concrete with decomposed granite. This modification has been advocated by the County's Parks and Rec. Dept.**

April 16, 2008

Department of Regional Planning  
Subdivisions Section  
13<sup>th</sup> Floor  
320 W. Temple St.  
Los Angeles, Ca 90012

Attn: Susie Tae

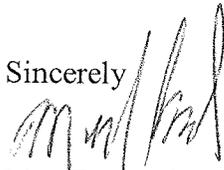
Re: Modification to a recorded map

Dear Susie,

Our client Shea Homes is requesting a modification of one of the conditions in the conditions of approval for recorded tract map 45342, the Mont Calabasas subdivision. Currently the language in the road department conditions state "construct curb, gutter, base, pavement, sidewalks and street lights on all streets and Las Virgenes Rd. improvements on Las Virgenes Rd shall be constructed to the satisfaction of this department." We wish to change this language to read "permission is granted to construct decomposed granite in lieu of sidewalk on Las Virgenes Rd from Thousand Oaks Blvd southerly to the tract boundary to avoid potential grading complications that could arise from the full-width sidewalk construction and which could potentially impact National Park Services ownership (lot 116). The decomposed granite construction is also in accordance with the National Park Services request to provide a more natural appearance to the frontage of their ownership (lot 116) which is designated to be a trail head for equestrian services. Improvements on Las Virgenes Rd shall be constructed to the satisfaction of this department."

We have reviewed this request for modification with Andy Narag at Los Angeles County Public Works and found that they have no objection to the change in language. Therefore we wish to have the conditions amended to include this new language. Attached you will find the application and a check, payable to L.A. County, for \$5485 needed to process this request.

Sincerely



Matt Benveniste  
Sikand Engineering

*Memo*  
*Modification to Abandoned map*  
*TC 45342*

**SIKAND**

Engineering  
Planning  
Surveying

15230 Burbank Blvd., Suite 100  
Van Nuys, CA 91411-3586

Tel: 818/787-8550  
Fax: 818/901-7451  
E-mail: info@sikand.com