



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

VESTING TRACT MAP NO. 52652
CONDITIONAL USE PERMIT NO. 98-123-(3)
OAK TREE PERMIT NO. 98-123-(3)

RPC MEETING DATE January 16, 2008	CONTINUE TO
AGENDA ITEM No. 5 a, b, c.	
PUBLIC HEARING DATE 10-3-07	

APPLICANT Latham & Watkins	OWNER Faye Estates, LLC	REPRESENTATIVE S.E.C. Civil Engineers
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REQUEST:
Vesting Tentative Tract Map: To create 25 single family and one recreation, one public facilities, one water tank, and one open space lots on 58.03 gross acres.
Conditional Use Permit: To develop in a Residential Planned Development ("RPD") zone and for onsite project grading.
Oak Tree Permit: For removal of 14 oak trees (1 heritage) and encroachment on the protected zone of one (1) oak tree.

LOCATION/ADDRESS West of Randiwood Lane between Kittridge Street and Welby Way		ZONED DISTRICT Chatsworth	
ACCESS Randiwood Lane		COMMUNITY West Chatsworth	
		EXISTING ZONING R-1-10,000 (Single Family Residence-10,000 Square Foot Minimum Required Lot Area); RPD-30,000-1.5U (Residential Planned Development-30,000 Square Foot Minimum Required Lot Area-1.5 Dwelling Units Per Net Acre)	
SIZE 58.03 gross /54.15 net acres	EXISTING LAND USE Vacant	SHAPE Irregular	TOPOGRAPHY Varied slopes

SURROUNDING LAND USES & ZONING

North: El Escorpion Park/City of Los Angeles	East: Single family/R-1-11000 (Single Family Residence-11,000 Square Foot Minimum Required Lot Area)
South: Knapp Ranch Park; LA DWP site/City of Los Angeles	West: State Park/Ventura County

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	1-Low Density (1-6 DU/AC)	348 DU	Yes

ENVIRONMENTAL STATUS
Mitigated Negative Declaration: Impacts mitigated to less than significant levels include air quality, traffic congestion, protection of walnut woodland and coastal sage scrub habitat, and visual qualities.

DESCRIPTION OF SITE PLAN
 The vesting tentative map and Exhibit "A" dated July 19, 2007, depict 25 single family lots, one recreation lot, one public facilities lot, one water tank lot, and one open space lot on 58.03 gross acres. 975,000 cubic yards of cut grading and 975,000 yards of fill grading are proposed, which will be balanced on site. The residential lots vary in size from 0.61 acres to 2.86 acres in a clustered design on the east end of the property; the open space lot is 26.73 acres. A variable width Rim of the Valley Trail easement is required in this project. The recreation lot provides four tennis courts and parking.

- KEY ISSUES**
- Must comply with all applicable provisions of the RPD zone, including lot coverage, parking, landscaping, and provision of at least 30% open space.
 - Restricted Use Area to be mitigated by avoidance—structures must be built outside of the geological setback line. Restricted Use is due to geological hazard.
 - Fire protection—all dwellings in this tract are required to have fire sprinkler system
 - Oak Tree Removal—the 14 oak trees proposed to be removed have been damaged by fire. Thirty-six replacement trees must be provided.
 - Hillside Management—a Conditional Use Permit for hillside management is not required for this project as the proposed density (25 units) is less than the calculated midpoint density threshold (90 units).
 - CUP is required for grading exceeding 100,000 cubic yards and to develop the existing RPD zone.

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

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

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

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL
- No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2
- Street improvements ___ Paving X Curbs and Gutters X Street Lights
- X Street Trees ___ Inverted Shoulder X Sidewalks ___ Off Site Paving ___ ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

- Engineer
- Road
- Flood
- Forester & Fire Warden
- Parks & Rec. Trail easement for Rim of the Valley Trail required
- Health
- Planning

ISSUES AND ANALYSIS

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 98-123-(3)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Conditional Use Permit Case No. 98-123-(3) on October 3, 2007. Conditional Use Permit Case No. 98-123-(3) was heard concurrently with Vesting Tentative Tract Map No. 52652 and Oak Tree Permit Case No. 98-123-(3).
2. Conditional Use Permit Case No. 93-123-(3) is a request for on-site project grading exceeding 100,000 cubic yards, and to develop within the existing Residential Planned Development ("RPD") zone.
3. The subject site is located west of Randiwood Lane between Kittridge Street and Welby Way in unincorporated Chatsworth in the Chatsworth Zoned District.
4. The rectangularly-shaped property is 58.03 gross acres in size with level to steeply sloping topography.
5. Access to the proposed development is provided from Randiwood Lane, a 54-foot wide dedicated street.
6. The project site is currently zoned R-1-10,000 (Single Family Residence-10,000 Square Foot Minimum Required Lot Area) and RPD-30,000-1.5U (Residential Planned Development-30,000 Square Foot Minimum Required Lot Area-1.5 Dwelling Units Per Net Acre). The R-1-10,000 zone comprises 21.47 acres and the RPD-30,000-1.5U zone comprises 31.56 acres, and is depicted on the tentative and Exhibit "A" maps. Building pads on proposed Lot Nos. 1 through 15 and 23 through 25 are entirely within the R-1-10,000 zone; building pads on Lot Nos. 16 through 22 are in both the R-1-10,000 and RPD-30,000-1.5U zones. This zoning was applied to the subject property by Ordinance No. 87-0085Z, adopted on June 23, 1987.
7. The subject property consists of one lot which is currently unimproved. Surrounding uses include single-family residences to the east, El Escorpion Park (City of Los Angeles) to the north; Knapp Ranch Park, and a Department of Water and Power facility (City of Los Angeles) to the south; and Bell Canyon State Park (Ventura County) to the west.
8. The project is consistent with the R-1-10,000 and RPD-30,000-1.5U zoning classification. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the Los Angeles County Code ("County Code") and in the RPD zone by Section 22.20.460 of the County Code.

9. The property is depicted within the Low Density Residential land use category of the Los Angeles Countywide General Plan ("General Plan"). This category would allow a maximum of 348 dwelling units on the subject property. The applicant is proposing 25 dwelling units, approximately 0.43 dwelling units per acre, which is consistent with the maximum allowed by the General Plan.
10. Vesting Tentative Tract Map No. 52652 is a related request to create 25 single-family lots, one recreation lot, one water tank lot, one open space lot, and one public facilities lot on 58.03 acres
11. Oak Tree Permit Case No. 98-123-(3) is a related request to remove 14 oak trees, including one heritage oak, and to encroach within the protected zone of one oak tree.
12. The project proposes to create 25 single family and one public facilities, one recreation, one open space, and one water tank lots. Proposed residential lot sizes will range from 0.61 gross acres to 2.86 gross acres. The public facilities lot, Lot 26, is a flag lot with a 30 foot wide fee access strip. The recreation lot, Lot 28, and water tank lot, Lot 29, are flag lots each with a 15-foot-wide fee access strip with a common driveway 30 feet wide. The water tank lot, Lot 29, will be dedicated to the Las Virgenes Water District for water storage tanks.
13. Prior to the October 3, 2007 public hearing, 16 items of correspondence were received. Major concerns included increases in traffic in general, low water pressure, soil instability, poor maintenance of the subject property, preservation of the subject property as open space, impeded trail access, blowing of dust and disruptive traffic during construction, removal of oak trees, and increase in crime.
14. During the October 3, 2007 Commission public hearing, the Commission heard a presentation from staff that summarized the project proposal, environmental determination, consistency with the Los Angeles Countywide General Plan, project zoning, and concerns of the opposition.
15. During the October 3, 2007 Commission public hearing, the Commission heard testimony from the applicant's attorney and engineer. They stated the applicant had agreed to five "conditions" with the neighboring residents of the Westhills development (located east of Randiwood Lane between Welby Way and Kittridge Street) and provided the Commission with a copy of the proposed conditions.
16. During the October 3, 2007 Commission public hearing, the Commission heard testimony from three persons, all in opposition to the project. The three testifiers generally recapped the concerns expressed in the correspondence. In addition, they emphasized problems with emergency vehicle access during fire, traffic and

on-street parking, visual impact of water tanks on the hill, the large amount of grading proposed, and the desire to preserve the subject property as open space. They also questioned whether the Los Angeles City Fire Department had provided any input on the project as it has the closest fire station geographically, and advocated the need for a full-scale Environmental Impact Report ("EIR") for the project.

17. During the October 3, 2007 Commission public hearing, the Commission heard the applicant's rebuttal. The attorney and engineer stressed the following points:
 - The Los Angeles County Fire Department signed off on the project, which must mean they considered all aspects of the project, including emergency vehicle access during fire, and approved the project.
 - On-street parking serves the park users, so the City of Los Angeles should resolve parking for Knapp Ranch Park to alleviate some of the traffic and parking problems on Kittridge Street.
 - Water tanks must be at the highest elevation of the project to create the required water pressure.
 - Reducing the scope of the project would not reduce the amount of grading necessary for this project, as roads and other infrastructure would still be required.

18. During the October 3, 2007 Commission public hearing, after hearing all the testimony, the Commission closed the public hearing, adopted the Mitigated Negative Declaration by a vote of 4-0 (Commissioner Rew absent), indicated its intent to approve Conditional Use Permit Case No. 98-123-(3), and directed staff to prepare the findings and final conditions of the project, including the following:
 - Incorporate the conditions the applicant has agreed to with the Westhills homeowners, stated in a letter from Latham & Watkins dated October 2, 2007;
 - Prohibit this development from becoming a gated community;
 - Direct the future Homeowners Association (HOA) to obtain a letter from Conservancy for easements over the slope as a green belt for open space;
 - Direct Los Angeles County Fire Department to interface with bordering cities in establishing participation in the planning stages for emergency responses;
 - Install a security fence at the edge of the publicly maintained detention facility;
 - Use dark, earth color cement for terrace drains and dark fencing for public facilities lot;
 - Develop a plan for stockpiling the top four to six inches of topsoil for re-vegetation purposes;

- Direct Los Angeles County Public Works to obtain acceptance flow letter from City of Los Angeles and Las Virgenes Municipal Water District to handle sewage system;
 - Establish off-street parking for construction workers;
 - Require the construction office to post a contact telephone number visible for members of the public;
 - Explore possibility of having antennas on water tank restricted to required telemetry antenna, with no cell phone or other commercial antennas;
 - Landscape around the water tank with angled entrance into water tank;
 - Construct a berm around the water tanks or explore the possibility of lowering them;
 - Require undulating grading lines as a condition of approval;
 - Site houses as the Los Angeles County Fire Department directs, so the houses are not sited at the edge of the lot;
 - Require mitigation oak trees to be installed as a one-gallon oak trees plus one acorn in the same watering zone, covered with mulch; and
 - Prohibit fencing for homes from obstructing the skyline/viewline of existing homes on the east side of Randiwood Lane.
19. During the December 19, 2007 Commission public meeting, the Commission continued approval of the final findings and conditions of the project by a vote of 5-0 to the consent calendar of March 5, 2008, to allow the developer more time to prepare traffic-related information that is being voluntarily provided for the residents of the area surrounding the proposed project.
20. On December 24, 2007, staff sent a memo to the Commission putting this item as a discussion/possible action item at the January 9, 2008, Commission public meeting and recommending this item be taken off the consent calendar for March 5, 2008, and scheduled as a consent item at the January 16, 2008, Commission public meeting.
21. 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 Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects to air quality, traffic congestion, protection of walnut woodland and coastal sage scrub habitat, and visual qualities and found them to be reduced to less than significant levels with mitigation measures. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project

22. After consideration of the attached Mitigated Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration.
23. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Mitigated Negative Declaration has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
24. The MMP prepared in conjunction with the Mitigated Negative Declaration 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.
25. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
26. Approval of this project is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 52652.
27. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable Plan policies.
28. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the Los Angeles Countywide General Plan ("General Plan");
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. Approval by the hearing officer shall be based upon findings that the plan compiles with the intent of planned residential development as set forth in subsection B, Los Angeles County Code Section 22.20.460, provides as well or better for light and air, for public safety and convenience, the protection of property values and the preservation of the general welfare of the community, than if developed as provided in subsection A of this section.

THEREFORE, THE PLANNING COMMISSION:

- 1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
- 2. Approves Conditional Use Permit Case No. 98-123-(3) subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT NO. 98-123-(3) EXHIBIT "A" DATE: JULY 19, 2007

CONDITIONS

1. This grant authorizes the use of the 58.03 acre subject property for 25 single-family residential, one open space, one recreation, one public facilities, and one water tank lots as a residential planned development in the RPD-30,000-1.5U zone and onsite grading review criteria, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Conditions Nos. 8 and 57.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
7. The property owner or permittee shall record the terms and conditions of this grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property

owner or permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.

8. Within five (5) days of the approval date of this grant, remit a **\$1,850** processing fee 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 land use project subject to this requirement is final, vested or operative until the fee is paid.
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 52652. In the event that Vesting Tentative Tract Map No. 52652 should expire without the recordation of a final map, this grant shall expire upon the expiration of the vesting tentative map.

Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

12. The subject property shall be graded, developed and maintained in substantial compliance with the approved Exhibit "A" map dated July 19, 2007. An amended or revised tentative tract map approved for Vesting Tentative Tract Map No. 52652 may, at the discretion of the Director of Planning, constitute a revised Exhibit "A". All revised plans shall require the written authorization of the property owner.
13. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").
14. The area of individual lots shall substantially conform to that shown on the approved Exhibit "A".
15. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 52652.
16. No structure shall exceed a height of 35 feet above grade, except for chimneys and rooftop antennas.
17. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
18. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained.
19. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. No Saturday, Sunday or holiday operations are permitted.
20. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Public Works.
21. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
22. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

23. The permittee shall establish off-street parking for construction workers.
24. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
25. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles.
26. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
27. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage no later than 24 hours after such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
28. The permittee shall utilize water-saving devices and technology in the construction of this project to the extent feasible and consistent with the Los Angeles County Building and Plumbing Codes.
29. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Regional Planning for review and approval three (3) copies of a revised Exhibit "A" (fully dimensioned, detailed site plan), indicating that the proposed construction and associated grading complies with the conditions of this grant and the standards of the zone.
30. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading or building permit, three (3) copies of a landscape plan, which may be incorporated into a revised Exhibit "A", shall be submitted to and approved by the Director of Regional Planning before issuance of any building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. This landscaping shall also include plants and/or trees around the water tanks for buffereing. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

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. 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.

The landscaping plan must show that at least 50 percent of the area covered by landscaping will contain only locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the permittee demonstrates to the satisfaction of the Director of Regional Planning that compliance with this requirement is not possible due to County fire safety requirements, then the Director of Regional Planning may determine that a lower percentage of such planting shall be required. In those areas where the Director of Regional Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 30 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director of Regional Planning and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of building permits for any construction, the permittee shall submit a landscaping phasing plan for the landscaping associated with that 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.

31. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Regional Planning.
32. Open space shall comprise a minimum of 45 percent of the net area of the project (26.47 acres), contained in open space Lot No. 27, as depicted on the Exhibit "A" dated July 19, 2007. No development, including grading and structures, beyond that depicted on the approved Exhibit "A", is permitted on Lot No. 27 to ensure the open space is permanently maintained.
33. Construction equipment operations shall be suspended during second stage smog alerts.
34. Only Southern California Air Quality Management District ("SCAQMD") approved zero or low VOC content paints and solvents shall be used.
35. Tennis court lighting is prohibited.
36. Street lights need to be shielded and directed away from open space and park areas. Street light intensity and street pole height shall be the lowest allowable by Public Works Traffic and Lighting Division.

37. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will no result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance area (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent on-site (in cases where access to adjacent properties is prevented, the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommend protective measures described above and submit the records to Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.
38. In the event that human burials or artifacts are uncovered, construction work shall halt and a qualified archaeologist shall be retained to assess the situation. The applicant shall comply with all archaeological recommendations.
39. The publicly-maintained detention facility, including access stairs, shall be fenced and include a locking gate. Fencing shall be designed to the satisfaction of Public Works. Fencing may be wrought iron, if it is designed to the satisfaction of Public Works and maintained by the Homeowner's Association. Provide for the maintenance of the wrought iron fence in the CC&R's.
40. Use dark earth color cement for terrace drains and dark fencing for public facilities lot.
41. The applicant shall develop a plan for stockpiling the top four to six inches of topsoil for re-vegetation purposes to the satisfaction of Public Works prior to grading permit issuance.
42. The applicant shall submit a grading plan depicting undulating grading contours to the satisfaction of Regional Planning prior to grading permit issuance.
43. The general contractor shall to post a contact telephone number visible for members of the public on the construction office trailer.

44. The entrance road to the water tank area shall be at an angle.
45. Prior to building permit issuance, submit a Revised Exhibit "A" depicting that fencing for homes shall not obstruct the skyline/viewline of existing homes in the immediate area.
46. As agreed to by the applicant, Tract 52652 shall be a part of the Westhills community.
47. The City of Los Angeles Department of Water and Power access road shall not be obstructed by the project.
48. An easement shall be recorded in favor of the Santa Monica Mountains Conservancy ("SMMC"), wholly or in conjunction with the homeowner's association ("HOA"), over the sloped area above Randiwood Lane as shown in the attached Exhibit "B" which shall prohibit the construction of rear yard walls in the easement area and shall require the easement area to be maintained as an attractive, landscaped greenbelt. The draft easement shall be submitted to Regional Planning for review and approval prior to final approval and recordation of the easement document. Also provide for the maintenance and enforcement of this easement in the CC&R's.
49. If the Santa Monica Mountains Conservancy is not able to accept such an easement, the HOA shall provide evidence to this effect to the satisfaction of Regional Planning.
50. Open Space Lot No. 27 shall be in fee title to the Santa Monica Mountains Conservancy wholly or in conjunction with the HOA and the SMMC. Provide proof of ownership.
51. If the Santa Monica Mountains Conservancy is not able to accept such ownership, the HOA shall provide evidence to this effect to the satisfaction of Regional Planning.
52. Prior to building permit issuance, submit a Revised Exhibit "A" that sites the structures consistent with the fuel modification plan approved by the Fire Department.
53. As agreed to by the applicant, the water tank shall be lowered in elevation to the satisfaction of Regional Planning and the Las Virgenes Municipal Water District.
54. No antennas or other structures may be attached to water tanks excepting those required for operation and maintenance of the tanks.

55. 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 Regional Planning for approval.
56. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit yearly mitigation monitoring reports to the Director of Regional Planning for approval and replenish the mitigation monitoring account, if necessary, until all such mitigation measures have been implemented and completed. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
57. Within 30 days of the approval of this grant, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Regional Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
OAK TREE PERMIT CASE No. 98-123-(3)**

1. The Regional Planning Commission ("Commission") of the County of Los Angeles has conducted a public hearing on the matter of Oak Tree Permit Case No 98-123-(3) on October 3, 2007. Oak Tree Permit Case No. 98-123-(3) was heard concurrently with Vesting Tentative Tract Map No. 52652 and Conditional Use Permit ("CUP") Case No. 98-123-(3).
2. The subject site is located West of Randiwood Lane between Kittridge Street and Welby Way in unincorporated Chatsworth in the Chatsworth Zoned District.
3. The rectangularly-shaped property is 58.03 gross acres in size with level to steeply sloping topography.
4. Oak Tree Permit Case No. 98-123-(3) is a request to remove 14 oak trees, including one heritage oak, and encroach on the protected zone of one oak tree.
5. The applicant submitted an Oak Tree Report prepared by Trees, Etc., the consulting arborist, dated June 22, 2006, that identifies and evaluates 43 oak trees on the subject property. The oak trees proposed for removal are located within areas to be graded.
6. The Los Angeles County Forester and Fire Warden ("Forester"), has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. The Forester has recommended approval of the requested oak tree removals, subject to recommended conditions of approval, including replacement trees to be provided on a 2:1 basis, and 10:1 for heritage oaks. Therefore, the total mitigation planting shall include 36 specimen oak trees.
7. Vesting Tentative Tract Map No. 52652 is a related request to create 25 single-family, one recreation lot, one water tank lot, one open space lot, and one public facilities lots on 58.03 acres, including two flag lots, on 0.54 gross acres.
8. CUP Case No. 98-123-(3) is a related request for on-site project grading exceeding 100,000 cubic yards and to develop within the existing Residential Planned Development ("RPD") zone.
9. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Los Angeles County

10. Department of Public Works ("Public Works") as a condition of approval of the associated tentative tract map.
11. Prior to the October 3, 2007 public hearing, 16 items of correspondence were received. Major concerns included increases in traffic in general, low water pressure, soil instability, poor maintenance of the subject property, preservation of the subject property as open space, impeded trail access, blowing of dust and disruptive traffic during construction, removal of oak trees, and increase in crime.
12. During the October 3, 2007 Commission public hearing, the Commission heard a presentation from staff that summarized the project proposal, environmental determination, consistency with the Los Angeles Countywide General Plan, project zoning, and concerns of the opposition.
13. During the October 3, 2007 Commission public hearing, the Commission heard testimony from the applicant's attorney and engineer. They stated the applicant had agreed to five "conditions" with the neighboring residents of the Westhills development (located east of Randiwood Lane between Welby Way and Kittridge Street) and provided the Commission with a copy of the proposed conditions.
14. During the October 3, 2007 Commission public hearing, the Commission heard testimony from three persons, all in opposition to the project. The three testifiers generally recapped the concerns expressed in the correspondence. In addition, they emphasized problems with emergency vehicle access during fire, traffic and on-street parking, visual impact of water tanks on the hill, the large amount of grading proposed, and the desire to preserve the subject property as open space. They also questioned whether the Los Angeles City Fire Department had provided any input on the project as it has the closest fire station geographically, and advocated the need for a full-scale Environmental Impact Report ("EIR") for the project.
15. During the October 3, 2007 Commission public hearing, the Commission heard the applicant's rebuttal. The attorney and engineer stressed the following points:
 - The Los Angeles County Fire Department signed off on the project, which must mean they considered all aspects of the project, including emergency vehicle access during fire, and approved the project.
 - On-street parking serves the park users, so the City of Los Angeles should resolve parking for Knapp Ranch Park to alleviate some of the traffic and parking problems on Kittridge Street.

- Water tanks must be at the highest elevation of the project to create the required water pressure.
 - Reducing the scope of the project would not reduce the amount of grading necessary for this project, as roads and other infrastructure would still be required.
16. During the October 3, 2007 Commission public hearing, after hearing all the testimony, the Commission closed the public hearing, adopted the Mitigated Negative Declaration by a vote of 4-0 (Commissioner Rew absent), indicated its intent to approve Oak Tree Permit Case No. 98-123-(3), and directed staff to prepare the findings and final conditions of the project, including the following:
- Incorporate the conditions the applicant has agreed to with the Westhills homeowners, stated in a letter from Latham & Watkins dated October 2, 2007;
 - Prohibit this development from becoming a gated community;
 - Direct the future Homeowners Association (HOA) to obtain a letter from Conservancy for easements over the slope as a green belt for open space;
 - Direct Los Angeles County Fire Department to interface with bordering cities in establishing participation in the planning stages for emergency responses;
 - Install a security fence at the edge of the publicly maintained detention facility; ;
 - Use dark, earth color cement for terrace drains and dark fencing for public facilities lot;
 - Develop a plan for stockpiling the top four to six inches of topsoil for re-vegetation purposes;
 - Direct Los Angeles County Public Works to obtain acceptance flow letter from City of Los Angeles and Las Virgenes Municipal Water District to handle sewage system;
 - Establish off-street parking for construction workers;
 - Require the construction office to post a contact telephone number visible for members of the public;
 - Explore possibility of having antennas on water tank restricted to required telemetry antenna, with no cell phone or other commercial antennas;
 - Landscape around the water tank with angled entrance into water tank;
 - Construct a berm around the water tanks or explore the possibility of lowering them;
 - Require undulating grading lines as a condition of approval;

- Site houses as the Los Angeles County Fire Department directs, so the houses are not sited at the edge of the lot;
 - Require mitigation oak trees to be installed as a one-gallon oak trees plus one acorn in the same watering zone, covered with mulch; and
 - Prohibit fencing for homes from obstructing the skyline/viewline of existing homes on the east side of Randiwood Lane.
17. During the December 19, 2007 Commission public meeting, the Commission continued approval of the final findings and conditions of the project by a vote of 5-0 to the consent calendar of March 5, 2008, to allow the developer more time to prepare traffic-related information that is being voluntarily provided for the residents of the area surrounding the proposed project.
18. On December 24, 2007, staff sent a memo to the Commission putting this item as a discussion/possible action item at the January 9, 2008, Commission public meeting and recommending this item be taken off the consent calendar for March 5, 2008, and scheduled as a consent item at the January 16, 2008, Commission public meeting.
19. 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 Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects to air quality, traffic congestion, protection of walnut woodland and coastal sage scrub habitat, and visual qualities and found them to be reduced to less than significant levels with mitigation measures. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project.
20. After consideration of the attached Mitigated Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration.
21. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Mitigated Negative Declaration has been prepared, and its requirements have been incorporated into the conditions of approval for this project.

22. The MMP prepared in conjunction with the Mitigated Negative Declaration I 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.
23. This project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

The location of the documents and other materials constituting the record of proceedings upon which the Commission’s decision is based in this matter is the Department of Regional Planning (“Regional Planning”), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES CONCLUDES:

- A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the Los Angeles County Code;
- B. That the removal of 14 oak trees and the encroachment into the protected zone of one oak tree is necessary for development reasons as the trees at the present location frustrate the planned improvements or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive;
- C. That the removal and encroachment of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- D. That the removal and encroachment of the oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure;

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

THEREFORE, in view of the findings of fact and conclusions presented above, Oak Tree Permit Case No. 98-123-(3) is approved subject to the attached conditions established by the Commission.

**DEPARTMENT OF REGIONAL PLANNING
OAK TREE PERMIT CASE NO. 98-123-(3)**

CONDITIONS

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the County Forester and Fire Warden ("Forester"), 323-890-4330)

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all conditions of this grant.

Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department ("Fire Department") a sum of \$1,000. Such fees shall be used to compensate the County Forester and Fire Warden \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) pre-construction meeting and nine (9) inspections until the conditions of approval have been met.

The Director of Regional Planning and the County Forester shall retain the right to make regular unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit.
5. The permittee shall install temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term

CONDITIONS

“protected zone” refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning). Or fifteen (15) feet from the trunk, whichever is greater.

6. Copies of the Oak Tree report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, and mitigation planting plan and conditions of approval.

7. This grant allows the removal of fourteen (14) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 10,11, 12 13, 14, 15 24, 25, 26 (heritage), 27, 40, 41, 42, and 43 on the applicant’s site plan and Oak Tree report.

This grant also allows encroachment within the protected zone of one (1) tree of the oak genus identified as Tree Number 9 on the applicant’s site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two (2) inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Fire Department, Forestry Division. In no case shall more than 20 percent of the tree canopy be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication “Oak Trees: Care and Maintenance,” prepared by the Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of ten to one (10:1) (10 total) for each heritage size tree removed and two to one (2:1) (26 total) trees for each non-heritage tree removed for a grand total of 36 trees.

CONDITIONS

11. Each mitigation tree shall consist of a 1-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base plus one acorn covered in mulch in the same watering zone.. Free forms trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most

CONDITIONS

current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 52652**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 52652 on October 3, 2007. Vesting Tentative Tract Map No. 52652 was heard concurrently with Conditional Use Permit Case No. 98-123-(3) and Oak Tree Permit Case No. 98-123-(3).
2. Vesting Tentative Tract Map No. 52652 is a request to create 25 single-family lots, one recreation lot, one water tank lot, one open space lot, and one public facilities lot on 58.03 acres.
3. The subject site is located west of Randiwood Lane between Kittridge Street and Welby Way in unincorporated Chatsworth in the Chatsworth Zoned District.
4. The rectangularly-shaped property is 58.03 gross acres in size with level to steeply sloping topography.
5. Access to the proposed development is provided from Randiwood Lane, a 54-foot wide dedicated street.
6. The project site is currently zoned R-1-10,000 (Single Family Residence-10,000 Square Foot Minimum Required Lot Area) and RPD-30,000-1.5U (Residential Planned Development-30,000 Square Foot Minimum Required Lot Area-1.5 Dwelling Units Per Net Acre). The R-1-10,000 zone comprises 21.47 acres and the RPD-30,000-1.5U zone comprises 31.56 acres, and is depicted on the tentative and Exhibit "A" maps. Building pads on proposed Lot Nos. 1 through 15 and 23 through 25 are entirely within the R-1-10,000 zone; building pads on Lot Nos. 16 through 22 are in both the R-1-10,000 and RPD-30,000-1.5U zones. This zoning was applied to the subject property by Ordinance No. 87-0085Z, adopted on June 23, 1987.
7. The subject property consists of one lot which is currently unimproved. Surrounding uses include single-family residences to the east, El Escorpion Park (City of Los Angeles) to the north; Knapp Ranch Park, and a Department of Water and Power facility (City of Los Angeles) to the south; and Bell Canyon State Park (Ventura County) to the west.
8. The project is consistent with the R-1-10,000 and RPD-30,000-1.5U zoning classification. Single-family residences are permitted in the R-1 zone pursuant to Section 22.20.070 of the Los Angeles County Code ("County Code") and in the RPD zone by Section 22.20.460 of the County Code.

9. The property is depicted within the Low Density Residential land use category of the Los Angeles Countywide General Plan ("General Plan"). This category would allow a maximum of 96 dwelling units on the subject property. The applicant is proposing 25 dwelling units, approximately 0.43 dwelling units per acre, which is consistent with the maximum allowed by the General Plan.
10. Conditional Use Permit Case No. 98-123-(3) is a related request for on-site project grading exceeding 100,000 cubic yards, and to develop within the existing Residential Planned Development ("RPD") zone.
11. Oak Tree Permit Case No. 98-123-(3) is a related request to remove 14 oak trees, including one heritage oak, and to encroach within the protected zone of one oak tree.
12. The project proposes to create 25 single family lots and one each public facilities, recreation, open space, and water tank lots. Proposed residential lot sizes will range from 0.61 gross acres to 2.86 gross acres. The public facilities lot, Lot 26, is a flag lot with a 30 foot wide fee access strip. The recreation lot, Lot 28, and water tank lot, Lot 29, are flag lots each with a 15-foot-wide fee access strip with a common driveway 30 feet wide. The water tank lot, Lot 29, will be dedicated to the Las Virgenes Water District for water storage tanks.
13. Prior to the October 3, 2007 public hearing, 16 items of correspondence were received. Major concerns included increases in traffic in general, low water pressure, soil instability, poor maintenance of the subject property, preservation of the subject property as open space, impeded trail access, blowing of dust and disruptive traffic during construction, removal of oak trees, and increase in crime.
14. During the October 3, 2007 Commission public hearing, the Commission heard a presentation from staff that summarized the project proposal, environmental determination, consistency with the Los Angeles Countywide General Plan, project zoning, and concerns of the opposition.
15. During the October 3, 2007 Commission public hearing, the Commission heard testimony from the applicant's attorney and engineer. They stated the applicant had agreed to five "conditions" with the neighboring residents of the Westhills development (located east of Randiwood Lane between Welby Way and Kittridge Street) and provided the Commission with a copy of the proposed conditions.
16. During the October 3, 2007 Commission public hearing, the Commission heard testimony from three persons, all in opposition to the project. The three testifiers generally recapped the concerns expressed in the correspondence. In addition, they emphasized problems with emergency vehicle access during fire, traffic and

on-street parking, visual impact of water tanks on the hill, the large amount of grading proposed, and the desire to preserve the subject property as open space. They also questioned whether the Los Angeles City Fire Department had provided any input on the project as it has the closest fire station geographically, and advocated the need for a full-scale Environmental Impact Report ("EIR") for the project.

17. During the October 3, 2007 Commission public hearing, the Commission heard the applicant's rebuttal. The attorney and engineer stressed the following points:
 - The Los Angeles County Fire Department signed off on the project, which must mean they considered all aspects of the project, including emergency vehicle access during fire, and approved the project.
 - On-street parking serves the park users, so the City of Los Angeles should resolve parking for Knapp Ranch Park to alleviate some of the traffic and parking problems on Kittridge Street.
 - Water tanks must be at the highest elevation of the project to create the required water pressure.
 - Reducing the scope of the project would not reduce the amount of grading necessary for this project, as roads and other infrastructure would still be required.

18. During the October 3, 2007 Commission public hearing, after hearing all the testimony, the Commission closed the public hearing, adopted the Mitigated Negative Declaration by a vote of 4-0 (Commissioner Rew absent), indicated its intent to approve Vesting Tentative Tract Map No. 52652, and directed staff to prepare the findings and final conditions of the project, including the following:
 - Incorporate the conditions the applicant has agreed to with the Westhills homeowners, stated in a letter from Latham & Watkins dated October 2, 2007;
 - Prohibit this development from becoming a gated community;
 - Direct the future Homeowners Association (HOA) to obtain a letter from Conservancy for easements over the slope as a green belt for open space;
 - Direct Los Angeles County Fire Department to interface with bordering cities in establishing participation in the planning stages for emergency responses;
 - Install a security fence at the edge of the publicly maintained detention facility;
 - Use dark, earth color cement for terrace drains and dark fencing for public facilities lot;
 - Develop a plan for stockpiling the top four to six inches of topsoil for re-vegetation purposes;

- Direct Los Angeles County Public Works to obtain acceptance flow letter from City of Los Angeles and Las Virgenes Municipal Water District to handle sewage system;
 - Establish off-street parking for construction workers;
 - Require the construction office to post a contact telephone number visible for members of the public;
 - Explore possibility of having antennas on water tank restricted to required telemetry antenna, with no cell phone or other commercial antennas;
 - Landscape around the water tank with angled entrance into water tank;
 - Construct a berm around the water tanks or explore the possibility of lowering them;
 - Require undulating grading lines as a condition of approval;
 - Site houses as the Los Angeles County Fire Department directs, so the houses are not sited at the edge of the lot;
 - Require mitigation oak trees to be installed as a one-gallon oak trees plus one acorn in the same watering zone, covered with mulch; and
 - Prohibit fencing for homes from obstructing the skyline/viewline of existing homes on the east side of Randiwood Lane
19. During the December 19, 2007 Commission public meeting, the Commission continued approval of the final findings and conditions of the project by a vote of 5-0 to the consent calendar of March 5, 2008, to allow the developer more time to prepare traffic-related information that is being voluntarily provided for the residents of the area surrounding the proposed project.
20. On December 24, 2007, staff sent a memo to the Commission putting this item as a discussion/possible action item at the January 9, 2008, Commission public meeting and recommending this item be taken off the consent calendar for March 5, 2008, and scheduled as a consent item at the January 16, 2008, Commission public meeting.
21. This tract map has been submitted as a "Vesting" Tentative Map. As such, it is subject to the provisions of Section 21.38.010 of the County Code.
22. 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 Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects to air quality, traffic congestion, protection of walnut woodland and coastal sage scrub habitat, and visual qualities and found them to be reduced to less than significant levels with mitigation

measures. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project.

23. After consideration of the attached Mitigated Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration.
24. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Mitigated Negative Declaration has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
25. The MMP prepared in conjunction with the Mitigated Negative Declaration 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.
26. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
27. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 52652 is **APPROVED**.

**DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 52652**

MAP DATE: JULY 19, 2007

CONDITIONS

1. Conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) and the area requirements of the RPD-30,000-1.5U and R-1-10,000 zones.
2. Show "A" Street as a dedicated street on the final map.
3. Reserve reciprocal easements for ingress and egress over the common driveway to benefit Lot Nos. 28 and 29. Submit a copy of the draft document to be reviewed prior to recordation by the Los Angeles County Department of Regional Planning ("Regional Planning") prior to final map approval.
4. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 98-123-(3) and Oak Tree Permit Case No. 98-123-(3) have been recorded.
5. Label any driveway required to be a fire lane by the Fire Department as a "Private Driveway and Fire Lane" on the final map.
6. Post any driveway required to be a fire lane by the Fire Department "No Parking-Fire Lane" and provide for continued enforcement through a Maintenance Agreement or Conditions, Covenants, and Restrictions ("CC&R's") to be recorded on the property. Submit a copy of the draft document to be reviewed prior to recordation to Regional Planning prior to final map approval.
7. Provide for the maintenance of any driveway required to be a fire lane by the Fire Department through the CC&R's to be recorded on the property. Submit a copy of the draft document to be reviewed prior to recordation to Regional Planning prior to final map approval.
8. The subdivider or the current owner shall plant at least one tree within the front yard of each lot. The location and the species of the trees may be incorporated into a site plan or landscape plan to be approved by the Director of Regional Planning and the Los Angeles County Forester and Fire Warden. Prior to final map approval, a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

CONDITIONS

9. Dedicate Lot No. 29 to the Las Virgenes Municipal Water District on the final map.
10. The streets within the subdivision shall remain public streets at all times and shall not be gated.
11. The applicant shall submit a grading plan depicting undulating grading contours to the satisfaction of Regional Planning prior to grading permit issuance.
12. An easement shall be recorded in favor of the Santa Monica Mountains Conservancy ("SMMC"), wholly or in conjunction with the homeowner's association ("HOA"), over the sloped area above Randiwood Lane as shown in the attached Exhibit "B" which shall prohibit the construction of rear yard walls in the easement area and shall require the easement area to be maintained as an attractive, landscaped greenbelt. The draft easement shall be submitted to Regional Planning for review and approval prior to final approval and recordation of the easement document. Also provide for the maintenance and enforcement of this easement in the CC&R's.
13. If the Santa Monica Mountains Conservancy is not able to accept such an easement, the HOA shall provide evidence to this effect to the satisfaction of Regional Planning.
14. Open Space Lot No. 27 shall be in fee title to the Santa Monica Mountains Conservancy wholly or in conjunction with the HOA and the SMMC. Provide proof of ownership.
15. If the Santa Monica Mountains Conservancy is not able to accept such ownership, the HOA shall provide evidence to this effect to the satisfaction of Regional Planning.
16. Within five days after approval, remit processing fees (currently \$1,850.00) 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.
17. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to the Director of Regional Planning for approval and

CONDITIONS

replenish the mitigation monitoring account, if necessary, until all such mitigation measures have been implemented and completed. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

18. Within 30 days of the approval of this grant, the subdivider shall deposit the sum of **\$3,000.00** with Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the Mitigation Monitoring Program. The subdivider shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Regional Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.
19. 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 approval, 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.
20. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall 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 funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related

CONDITIONS

documents will be paid by the subdivider according to County Code Section 2.170.010.

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

The following reports consisting of 12 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 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. Quitclaim or relocate easements running through proposed structures.

8. Furnish Public Works' 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.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. Dedicate vehicular access rights to the rear of double frontage residential lots. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.
11. 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.
12. 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.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

TRACT NO. 52652

TENTATIVE MAP DATED: 07/19/07
EXHIBIT MAP DATED: 07/19/07

DRAINAGE & GRADING CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Storm Drain Approval/Grading Permit:

1. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
2. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
3. Contact the Corps of Engineers to determine if a permit is required for any proposed work within a watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
4. Comply with the requirements of the Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP)/Hydrology Study which was approved on 08/07/07 to the satisfaction of Public Works.
5. 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.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Provide fee title lot for detention basin/inlets to the satisfaction of the Department of Public Works
2. 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.
3. Form an assessment district to finance the future ongoing maintenance and capital replacement of all SUSMP devices/systems. The developer shall cooperate fully with Public Works in the formation of the assessment district. SUSMP devices/systems may include, but are not limited to, catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.
4. The developer shall deposit the first year's total assessment based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill.

TRACT NO. 52652

TENTATIVE MAP DATED: 07/19/07
EXHIBIT MAP DATED: 07/19/07

5. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map.

Name Yong Guo Date 08/07/07 Phone (626) 458-4921
YONG GUO

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
 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 52652
 SUBDIVIDER Faye Estates, LLC
 ENGINEER S.E.C. Civil Engineers
 GEOLOGIST Pacific Soils Engineering
 SOILS ENGINEER Pacific Soils Engineering

TENTATIVE MAP DATED 7/19/07 (Revision)
 LOCATION West Hills
 GRADING BY SUBDIVIDER [Y] (Y or N)
 REPORT DATE 2/14/07, 11/17/06, 11/9/98
 REPORT DATE 2/14/07, 11/17/06, 11/9/98

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted (for Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports*).
 2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required. At a minimum, the geotechnical reports will be required to provide detailed stratigraphy of the south-facing slope, and address material strengths of the weakest lithologies considering those provided for Tract 45342.
- Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports*).
- All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).

The Soils Engineering review dated 8/16/07 is attached.

The Manual for Preparation of Geotechnical Reports is available at: <http://dpw.lacounty.gov/gmed/Manual.pdf>.

Prepared by  Reviewed by _____ Date 8/16/07
 Charles Nestle

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 9.1
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 52652
Location Woodland Hills
Developer/Owner Faye Estates, LLC
Engineer/Architect SEC Civil Engineer
Soils Engineer Pacific Soils (102637)
Geologist Same as above

DISTRIBUTION:

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

Review of:

Revised Tentative Parcel Map Dated by Regional Planning 7/19/07
Geotechnical and Geologic Report Dated 2/14/07, 11/17/06, 8/18/06, 7/10/06
Geotechnical and Geologic Report by EGL Dated 11/9/98
Previous Review Sheet Dated 4/30/07

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

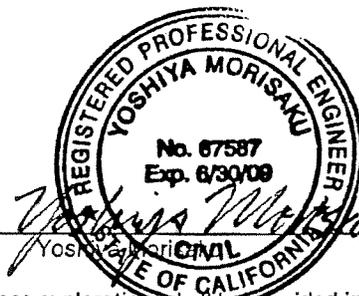
At the grading plan review stage, provide the following information and recommendations:

1. Provide additional shear strength test results to substantiate the shear strength parameters of the on-site slope materials (sheared clay, fractures, beddings, and other weak zones) used in the stability analyses. Per County policy, stress strain curves must be included on all shear strength test result sheets.
2. Provide 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.
3. Address the subrain requirements of fill slopes and keyways that are recommended on the upper portions of the slopes as shown on Cross-Sections 6-6', 7-7', 8-8', and 9-9'. Recommend and show the locations of subrains and outlets on the plans as necessary.
4. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. ON-SITE SOILS ARE CORROSIVE TO CONCRETE AND FERROUS METALS.
- B. ON-SITE SOILS HAVE A MEDIUM TO HIGH EXPANSION POTENTION.
- C. PER THE SOILS ENGINEER, THE FOLLOWING SHALL BE IMPLEMENTED IN AREAS THAT HAVE SOILS WITH MODERATE TO SEVERE SULFATE: (1) 5 FEET FILL CAP AT PROPOSED BUILDING AREAS, (2) STABILIZATION FILL FOR PROPOSED CUT SLOPES, AND (3) STRUCTURAL IMPROVEMENTS FOR PROPOSED BUILDING STRUCTURES PER CBS TABLE 19-A-4.

Reviewed by _____



Date 8/16/07

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.

Yoshiya Morisaku
Pacific Soils (102637)

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet on all cul-de-sac streets.
2. 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. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways). 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.
4. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.
5. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to a 58 feet right of way.
6. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
8. 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.
9. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent.

10. Provide property line return radii of 13 feet at all local street intersections.
11. Dedicate right of way 30 feet from centerline on Kittridge Street and Welby Way (plus additional right of way for a cul-de-sac bulb).
12. Dedicate right of way 29 feet from centerline on "A" Street (plus additional right of way for a cul-de-sac bulb).
13. Permission is granted to maintain the existing right of way and the 10 feet wide parkway along the property frontage on Randiwood Lane.
14. Dedicate vehicular access right on Randiwood Lane.
15. Provide intersection sight distance for a design speed of 30 mph (310 feet) on Kittridge Street from "A" Street (both directions). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).
16. Depict all line of sight easements on the landscape and grading plans.
17. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
18. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on streets within this subdivision.
19. Construct curb, gutter, base, pavement, and sidewalk (5 feet wide adjacent to the property line to match with existing sidewalk location) along the property frontage on Kittridge Street and Welby Way. The curb and gutter shall be 20 feet from centerline. Permission is granted to reduce the parkway width from 12 feet to 10 feet.
20. Construct curb, gutter, base, pavement, and sidewalk (5 feet wide adjacent to the property line) along the property frontage on "A" Street. The curb and gutter shall be located 17 feet from centerline.

21. Construct any parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
22. Reconstruct full-width sidewalk and curb ramp at the northwest corner of Randiwood Lane and Kittridge Street, and at the southwest corner of Randiwood Lane and Welby Way to the satisfaction of Public Works.
23. Plant street trees along the property frontage on Randiwood Avenue and all interior streets within the tract boundaries to the satisfaction of the Public Works.
24. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on Randiwood Avenue and all interior streets within the tract boundaries to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726
 - b. 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 the 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.
 - i. Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - ii. 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.
 - iii. 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.

- c. The annexation and assessment balloting process takes approximately ten to twelve 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.
- d. 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. Provide the following conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).
25. Underground all new utility lines to the satisfaction of the Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
26. Install postal delivery receptacles in groups to serve two or more residential lots.
27. Provide and install street name signs prior to occupancy of buildings.
28. Prior to final map approval, 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; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

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

1. 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. A sewer area study for the proposed subdivision (PC11955as, dated 11-20-2006) was reviewed and approved. No additional mitigation measures are required. 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. Obtain a will serve letter from the Las Virgenes Municipal Water District for the discharge of sewage into the sewer trunk line.

HW

Prepared by Julian Garcia
tr52652s-rev5.doc

Phone (626) 458-4921

Date 08-20-2007

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

1. A water system 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. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each open space/graded slope lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HW

Prepared by Lana Radle

Phone (626) 458-4921

Date 08-20-2007

tr52652w-rev5.doc



FIRE DEPARTMENT

5823 Rickenbacker Road
Commerced, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 52652 Map Date July 19, 2007
C.U.P. _____ Map Grid 305C2

- 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 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: _____

By Inspector: _____

Scott Jaaggi

Date August 27, 2007

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



FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 52652 Tentative Map Date July 19, 2007

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. 1 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 5 public fire hydrant(s). Upgrade existing 2 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 EXISTING FIRE HYDRANTS LOCATED WITHIN THE LOT FRONTAGE OF THIS PROJECT ARE REQUIRED TO BE UPGRADED TO MEET CURRENT FIRE DEPARTMENT STANDARDS. FIRE SPRINKLERS ARE REQUIRED FOR ALL PROPOSED DWELLINGS WITHIN THE TRACT BOUNDARY.**

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 Scott Jaeggi Date August 27, 2007



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	52652	DRP Map Date: 07/19/2007	SCM Date: / /	Report Date: 08/23/2007
Park Planning Area #	33B	AGOURA / CALABASAS		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.22
IN-LIEU FEES:	\$71,211

Conditions of the map approval:

The park obligation for this development will be met by:

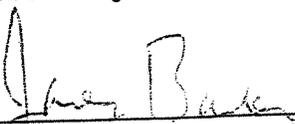
The payment of \$71,211 in-lieu fees.

Trails:

See also attached Trail Report. RIM OF THE VALLEY TRAIL - For trail requirements, please contact E. Sylvia Simpson, Trails Coordinator at (213) 351-5135.

Contact Patrocenia T. Sobrepeña, 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 Trail Coordinator at (213) 351-5135.


James Barber, Developer Obligations/Land Acquisitions



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	52652	DRP Map Date: 07/19/2007	SMC Date: / /	Report Date: 08/23/2007
Park Planning Area #	33B	AGOURA / CALABASAS		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 RLV/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 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- 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.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.91	0.0030	25	0.22
M.F. < 5 Units	2.39	0.0030	0	0.00
M.F. >= 5 Units	2.17	0.0030	0	0.00
Mobile Units	2.50	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.22

Park Planning Area = 33B AGOURA / CALABASAS

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.22	\$323,686	\$71,211

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.22	0.00	0.00	0.22	\$323,686	\$71,211



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

August 27, 2007

**NOTICE OF TRAIL REQUIREMENT
FOR VESTING TENTATIVE TRACT MAP**

Map #: TR- 52652

Date on Map: July 9, 2007

The Department of Parks and Recreation has completed its review of Vesting Tentative Tract Map #52652. The variable width trail easement for Rim of the Valley Trail at the Northwest corner of Lot 27 is approved. Because of the necessity to show the trail easement as it pertains to topographical lines, all information pertaining to trail easement requirements must be shown on the Tentative Tract Map and Final Map prior to final map recordation.

 X Trail easement approved as shown

 X There is No Hold on this map.

The exact following language must be shown for trail dedications on the final map prior to final map recordation.

Title Page: We hereby dedicate to the County of Los Angeles, a variable width easement for riding and hiking purposes for the Rim of the Valley Trail.

 X TRAIL DEDICATIONS MUST BE SHOWN ON MAP.

 X IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

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

E. Sylvia Simpson, Trails Coordinator



COUNTY OF LOS ANGELES Public Health

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

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envtrp.htm

BOARD OF SUPERVISORS

- Gloria Molina
First District
- Yvonne B. Burke
Second District
- Zev Yaroslavsky
Third District
- Don Knabe
Fourth District
- Michael D. Antonovich
Fifth District

August 22, 2007

RFS No. 07-0020067

Tract Map No. 52652

Vicinity: Los Angeles

Tentative Tract Map Date: July 19, 2007 (5th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and Vesting Tentative Tract Map 52652 has been cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the Las Virgenes Water District, a public water system, which guarantees water connection and service to all lots.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Las Virgenes Water District as proposed.

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

Respectfully,

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

**PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION**

Project: 98123/RENV20060024

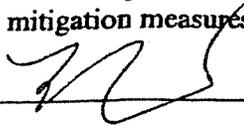
The Department of Regional Planning (DRP) staff has determined that the following mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

1. Prior to issuance of grading permits, the applicant shall submit a SCAQMD approved fugitive dust control plan to the Department of Regional Planning. The plan shall include the following:
 - a. Trucks hauling dirt shall be covered and shall maintain at least 2 feet of freeboard;
 - b. Streets shall be swept if visible soil material is carried onto adjacent public paved roads;
 - c. Install wheel washers where vehicles enter and exit unpaved roads, or wash off trucks and any equipment leaving the site each hip;
 - d. Apply soil stabilizers to inactive areas;
 - e. Replace groundcover in disturbed areas quickly;
 - f. Water exposed surfaces 2 times daily or as necessary; and
 - g. Appoint a construction relations officer to act as a community liaison concerning on-site construction activities.
2. Prior to issuance of grading permits, the applicant shall submit copies of construction contracts that must contain provisions requiring contractors to minimize exhaust emissions by maintaining equipment and vehicle engines in accordance with manufacturers' specifications and SCAQMD rules.
3. Prior to issuance of building permit, the applicant shall submit proof that a public utility is providing electricity to the project site. The use of diesel generators is prohibited.
4. Prior to issuance of grading permit, the applicant shall submit a traffic construction management plan to the Department of Public Works. To avoid congestion on local streets and minimize truck idling times, the plan shall include the following components:
 - a. Use of signs and delineators identifying the presence of a construction zone;
 - b. Use of flagmen to control vehicle traffic and improve traffic flow;
 - c. Identification of a haul route designed to avoid construction traffic on residential streets; and
 - d. Limitations on truck idling.

5. Prior to issuance of a grading permit, the applicant shall have approved by the Department of Regional Planning a planting plan for the reestablishment of walnut woodland and coastal sage scrub habitats on site. The plan shall indicate the acreage of areas on which each vegetation type is to be reestablished. Walnut woodlands are to be established on site at a 1:1 ratio of restoration to impact. Coastal sage scrub habitat is to be established on graded slopes outside of any mandated irrigated fuel modification areas. The plan shall indicate the species to be used in the habitat reestablishment effort and shall include species providing both dominant and understory vegetative cover. Only locally indigenous native species are to be used.
6. Prior to issuance of building permit, the applicant shall have approved by the Department of Regional Planning a planting plan that utilizes native trees and vegetation to screen structures viewable from parkland.
7. As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as mitigation measures.



Applicant

5/16/07

Date

[] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date

**MITIGATION MONITORING PROGRAM
PROJECT 98123 / PERMIT RENVT200600024**

Air Quality	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1	<p>Control construction related dust by implementing SCAQMD approved fugitive dust control plan. The plan shall include the following:</p> <ul style="list-style-type: none"> a. Trucks hauling dirt shall be covered and shall maintain at least feet of freeboard; b. Streets shall be swept if visible soil material is carried onto adjacent public paved roads; c. Install wheel washers where vehicles enter and exit unpaved roads, or wash off trucks and any equipment leaving the site each hip; d. Apply soil stabilizers to inactive areas; e. Replace groundcover in disturbed areas quickly; f. Water exposed surfaces 2 times daily or as necessary; and g. Appoint a construction relations officer to act as a community liaison concerning on-site construction activities. 	<p>Submit a SCAQMD approved fugitive dust control plan to the Department of Regional Planning.</p>	<p>Prior to issuance of grading permits.</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>
2	<p>Minimize exhaust emissions by including provisions in construction contracts requiring contractors to maintain equipment and vehicle engines in accordance with manufacturers' specifications and SCAQMD rules.</p>	<p>Submit copies of construction contracts.</p>	<p>Prior to issuance of grading permits.</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>
3	<p>Reduce diesel engine related air pollution.</p>	<p>Submit proof that a public utility is providing electricity to the project site.</p>	<p>Prior to issuance of building permit</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>
Traffic					
4	<p>Avoid congestion on local streets and minimize truck idling times by implementing a traffic construction management plan that includes the following components:</p> <ul style="list-style-type: none"> a. Use of signs and delineators identifying the presence of a construction zone; b. Use of flagmen to control vehicle traffic and improve traffic flow; c. Identification of a haul route designed to avoid construction traffic on residential streets; and d. Limitations on truck idling. 	<p>Submit a traffic construction management plan to DPW.</p>	<p>Prior to issuance of grading permits.</p>	<p>Applicant</p>	<p>Department of Public Works</p>

MITIGATION MONITORING PROGRAM
 PROJECT 98123 / PERMIT RENVT200600024

<p>Biota</p>	<p>Re-establish walnut woodland and coastal sage scrub habitat by implementing DRP approved planting plan which shall indicate the acreage of areas on which each vegetation type is to be reestablished. Walnut woodlands are to be established on site at a 1:1 ratio of restoration to impact. Coastal sage scrub habitat is to be established on graded slopes outside of any mandated irrigated fuel modification areas. The plan shall indicate the species to be used in the habitat reestablishment effort and shall include species providing both dominant and understory vegetative cover. Only locally indigenous native species are to be used.</p>	<p>Submit a planting plan to DRP.</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Department of Regional Planning</p>
<p>5</p>	<p>Visual Qualities</p>	<p>Preserve view from parkland by implementing a DRP approved planting plan that utilizes native trees and vegetation to screen structures viewable from parkland.</p>	<p>Submit planting plan to DRP.</p>	<p>Prior to issuance of building permit</p>	<p>Applicant</p>
<p>6</p>	<p>Mitigation Compliance</p>	<p>As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.</p>	<p>Submittal and approval of compliance report and replenishing mitigation monitoring account.</p>	<p>Yearly and as required until all measures are completed.</p>	<p>Applicant and subsequent owner(s)</p>
<p>7</p>	<p></p>	<p></p>	<p></p>	<p></p>	<p>Department of Regional Planning</p>

PROJECT NUMBER: 98123
CASES: TR52652
CP98123
OT98123
RENV200600024



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: May 22, 2006 Staff Member: Dean Edwards

Thomas Guide: 529 C6 USGS Quad: Calabasas

Location: Randiwood Lane between Welby Lane and Kittridge Street in West Hills

Description of Project: The proposed project is a request for a Hillside Management conditional use permit, oak tree permit to remove 14 oak trees and encroach upon 1 oak tree and a tract map to allow twenty-five (25) single-family lots ranging in size from 0.61 acres to 2.23 acres and one (1) 31.9 acre open space lot to include Las Virgenes Municipal Water District and homeowners recreational uses. 975,000 cubic yards of grading is proposed. A storm drainage easement and a detention basin is proposed for the northeast portion of the property. Ingress and egress access will be provided by Kittridge Street.

Gross Acres: 58.3 acres

Environmental Setting: The project site is located east of the Ventura County boundary, north of Victory Boulevard, west of Valley Circle Park in the community of West Hills. The City of Los Angeles El Scorpion Park is adjacent to the north boundary of the project site, the City of Los Angeles Knapp Ranch Park is adjacent to the south boundary of the site and State park land (Ahmanson Ranch) is adjacent to the west boundary of the site. There are single-family residences located east of the site across Randwood Lane which runs along the east boundary of the property. There are several trails and an existing Las Virgenes Water easement located on the property. The slope of the property varies from 24 percent to over 50 percent. The native vegetation of the site includes coastal sage scrub, chaparral, coast live oak woodland and southern California walnut woodland. Forty-three (43) oak trees are located on the property. All the oak trees except three are located on the open space lot (Lot 26).

Zoning: RPD-3000-1.5U and R-1-1000

Community Standards District: None

General Plan: 1 - Low Density Residential (1 to 6 dwelling units per acre)

Community/Area wide Plan: None

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

There are no Los Angeles County projects near the project site.

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- | | |
|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Coastal Commission |
| <input checked="" type="checkbox"/> Los Angeles Region Water Quality Control Board | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> Lahontan Region Water Quality Control Board | <input type="checkbox"/> |

Trustee Agencies

- | | |
|---|---|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> State Parks |
| <input checked="" type="checkbox"/> State Fish and Game | <input type="checkbox"/> |

Special Reviewing Agencies

- | | |
|--|---|
| <input checked="" type="checkbox"/> City of Los Angeles | <input type="checkbox"/> High School District |
| <input checked="" type="checkbox"/> State Parks | <input checked="" type="checkbox"/> San Ynez (Chumash) Tribal Council |
| <input type="checkbox"/> National Forest | <input checked="" type="checkbox"/> County of Ventura |
| <input type="checkbox"/> Edwards Air Force Base | <input checked="" type="checkbox"/> Las Virgenes Municipal Water District |
| <input checked="" type="checkbox"/> Santa Monica Mountains Conservancy | <input checked="" type="checkbox"/> Las Virgenes Unified School District |
| | <input checked="" type="checkbox"/> Gabrieleno Tribal Council |

Regional Significance

- | | |
|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Water Resources |
| <input type="checkbox"/> SCAG Criteria | <input type="checkbox"/> Santa Monica Mountains Area |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> |

County Reviewing Agencies

- | | |
|---|---|
| <input checked="" type="checkbox"/> Subdivision Committee | <input type="checkbox"/> Sheriff Department |
| <input type="checkbox"/> DPW: | <input checked="" type="checkbox"/> Fire Department Forestry Division |
| <input checked="" type="checkbox"/> Sanitation District | <input type="checkbox"/> |

IMPACT ANALYSIS MATRIX			ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			Potentially Significant Impact
			Potential Concern			
CATEGORY	FACTOR	Pg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Landslide and liquefaction zones</i>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Very high fire hazard area</i>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Construction impacts</i>
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Sensitive habitat, oak trees, sensitive species & wildlife corridor</i>
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Potential cultural artifacts or burial remains</i>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Trails</i>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Distance to fire station</i>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Sensitive habitat & sensitive species</i>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

Development Policy Map Designation: Urban Expansion

Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

viewed by: Dean Edwards  Date: 6/16/07

proved by: Paul McCarthy  Date: 6-6-07

This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed – see attached sheet.

FE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Source: The California Geological Survey.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Source: General Plan Plate 5.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>The project site is located in a landslide zone. Source: The California Geological Survey.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>There is a liquefaction zone located on the open space lot (Lot 26). Sources: General Plan Plate 3 & California Department of Conservation Division of Mines and Geology.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? <i>The proposed use is residential.</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>975,000 cubic yards of grading is proposed.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

TANDARD CODE REQUIREMENTS

Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) or be impacted by, **geotechnical** factors?

Potentially significant Less than significant with project mitigation Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>Source: Federal Emergency Management Agency.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area? <i>Grading and the proposed storm drain will alter the existing drainage pattern of the site.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

- Building Code, Title 26 – Section 110.1 (Flood Hazard)
- Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
- Project Design

- Approval of Drainage Concept by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively), or be impacted by **flood (hydrological)** factors?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <i>Source: Los Angeles County Fire Department.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? <i>The project is in a high fire hazard area. The Fire Department will determine access adequacy.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? <i>Twenty-five residences are proposed.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? <i>The Fire Department will determine water pressure adequacy.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? <i>The project site is surrounded by parks and residences.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
- Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
- Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

MITIGATION MEASURES

Project Design

OTHER CONSIDERATIONS

Compatible Use

ONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively), or be impacted by **fire hazard** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <i>The proposed use is residential.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

TANDARD CODE REQUIREMENTS

- Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
- Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

ONCLUSION

nsidering the above information, could the project have a significant impact (individually or cumulatively) or be adversely impacted by **noise**?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>The project proposes the use of the public water system.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? <i>The project proposes connecting to the public sewer system.</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>NPDES requirements</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>NPDES requirements</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
- Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
- Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
- Project Design
- Compatible Use
- Septic Feasibility Study
- Industrial Waste Permit
- National Pollutant Discharge Elimination System (NPDES) Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) or be adversely impacted by, **water quality** problems?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
<hr/>				
<i>Construction activity may impact the region's air quality.</i>				
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
<hr/>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance? <i>Nearly 1,000,000 cubic yards of grading is proposed. With control measures in place, the project's impact to the region's air quality is less than significant. Source: Air Quality Report 12/27/06 page 3.</i>
<hr/>				
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
<hr/>				
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
<hr/>				
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
<hr/>				
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
<hr/>				
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

MITIGATION MEASURES

Project Design

OTHER CONSIDERATIONS

Air Quality Report

Applicant must implement all control measures identified on page 2 of the air quality report.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) or be adversely impacted by, **air quality**?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>The project site is not located in a SEA or ESHA although it is relatively undisturbed. Sources: General Plan & Malibu Land Use Plan.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>Grading will remove natural habitat.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? <i>Coastal sage scrub, coast live oak woodland & Southern California walnut woodland are located on the project site. Source: Updated Biological Resources Impact Assessment (Envicom 05/30/06 pages 1-6).</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>There are 43 oak trees located on the project site. The project proposes the removal of 14 trees and the encroachment upon 1 tree. Source: Oak Tree Report (Trees Etc 06/22/06). The project site also contains Southern California walnut woodland.</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <i>Cooper's hawk, Nuttall's woodpecker, oak titmouse, California thrasher, Southern California rufous-crowned sparrow & lark sparrow. Source: Updated Biological Resources Impact Assessment (Envicom 05/30/06 page 12).</i>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>The project site is part of an area that is an important linkage for many classes of animals including the migratory birds between the Santa Monica Mountains and coastal areas and the project site and the Santa Susana Mountains. Source: Updated Biological Resources Impact Assessment (Envicom 05/30/06 pages 10 & 11).</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Oak Tree Permit

ERB/SEATAC Review (Biota Report required)

Biological Constraints Analysis

See page 26 for mitigation measures.

It is recommended that the following conditions be placed on the project. Disallow tennis court lighting. Require street lights be shielded and directed away from open space/park areas. Street light intensity and street pole height shall be the lowest allowable by the Department of Public Works Traffic and Lighting Division.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, biotic resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>Oak trees</i>
Does the project site contain rock formations indicating potential paleontological resources? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?
<i>There are no structures located on the project site.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

MITIGATION MEASURES

Lot Size

Cultural Resources Records Search (Quick Check) Phase 1 Archaeology Report

Native American Heritage Commission Sacred Land Files Search

OTHER CONSIDERATIONS

Project Design

The Phase 1 Archeology Report (ERA 12/23/82 page 10) concluded that no cultural resources are present and recommends that in the event that human burials or artifacts are uncovered the construction work should stop until qualified archeologist assesses the situation.

ONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? <i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>The project site is zoned RPD-3000-1.5U and R-1-1000.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? <i>There are several trails located on and around the project site. The Rim of the Valley Trail is located 248 feet north of project site.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>The project is out of character with adjacent park land that is located south, west and north of the project site. An open space lot (Lot 26) is proposed for the northwest portion of the subject property.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)? <i>Landform alteration in northeast.</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
 Project Design
 Visual Report
 Compatible Use

structures must be screened from park land by native trees and vegetation.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) scenic qualities?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? <i>25 residences are proposed. The intersections of Valley Circle/Vanowen, Valley Circle/Kittridge and Valley Circle/Victory had a LOS of B or higher in 1998. Source: Randiwood Lane Residential Development Traffic impact Analysis (Parsons Brickerhoff Quade & Douglas 10/27/98 page 7)</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

<input type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Project Design	<input type="checkbox"/> Traffic Report
	<input checked="" type="checkbox"/> Consultation with DPW Traffic & Lighting Division

ONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

<input type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No Impact
--	--	---

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project create capacity problems at the district level?</p> <p><i>The middle and high schools in the Las Virgenes Unified School District are above capacity and unable to accept new students. Source: LVUSD letter 3/27/07. The School Facilities Fee will mitigate impact.</i></p>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project create capacity problems at individual schools that will serve the project site?</p> <p><i>The middle and high schools in the Las Virgenes Unified School District are above capacity and unable to accept new students. Source: LVUSD letter 3/27/07. The School Facilities Fee will mitigate impact.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create student transportation problems?</p>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Could the project create substantial library impacts due to increased population and demand?</p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p>

TANDARD CODE REQUIREMENTS

- State of California Government Code – Section 53080 (School Facilities Fee)
- Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication

Condition project to require applicant to pay School Facilities Fee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
<i>The project site is served by Fire Station 68 which is located 4.29 miles away and by the Malibu / Lost Hills Sheriff's Station which is located 8.15 miles away.</i> |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Applicant must pay fire protection facilities fee to offset any new fire protection services that are required to serve the project.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>The use of public water service is proposed. Las Virgenes Water District has an available pump station site that was not used for another project. Source: LVWD letter 3/27/07.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

TANDARD CODE REQUIREMENTS

- Plumbing Code, Title 28 – Chapters 3, 6 & 12
- Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
- Project Design
- Water Purveyor Will-serve Letter

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

- Potentially significant
- Less than significant with project mitigation
- Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land? |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>There are no tanks proposed for the project site.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>Residences are located within 500 feet of the project site but they should not be adversely affected by the project.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Toxic Clean-up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant Less than significant with project mitigation Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>The land use designation for the project site is Low Density Residential (1 to 6 dwelling units per acre). The project proposes 25 residences on 58.3 acres or 0.42 dwelling units per acre.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The project site is zoned RPD-3000-1.5U and R-1-1000. The single-family lots are located mostly in the R-1-1000 zone which has a minimum lot size of 1,000 square feet. The smallest proposed lot is 26,680.30 square feet.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing? <i>The proposed project will increase the local housing stock by 25 residences.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? <i>The project site is vacant.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant Less than significant with project mitigation Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><i>Wildlife habitat & sensitive species</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>Air Quality</i></p>

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

RESOURCES - 3. Biota

MITIGATION MEASURES

In accordance with the approved oak tree permit, removed oak trees must be replaced or the applicant shall contribute to the Oak Forest Special Fund as determined by the County Forester. Oak Tree Report recommendations (Trees Etc 06/22/06 page 3) should be implemented.

Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

Prior to issuance of a grading permit, the applicant shall have approved by the Department of Regional Planning a planting plan for the reestablishment of walnut woodland and coastal sage scrub habitats on site. The plan shall indicate the acreage of areas on which each vegetation type is to be reestablished. Walnut woodlands are to be established on site at a 1:1 ratio of restoration to impact. Coastal sage scrub habitat is to be established on graded slopes outside of any mandated irrigated fuel modification areas. The plan shall indicate the species to be used in the habitat reestablishment effort and shall include species providing both dominant and understory vegetative cover. Only locally indigenous native species are to be used.

LATHAM & WATKINS^{LLP}

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Milan	Singapore
Moscow	Tokyo
Munich	Washington, D.C.

October 2, 2007

Regional Planning Commission of Los Angeles County
320 West Temple Street
Los Angeles, CA 90012

Re: Vesting Tentative Tract Map No. 52652
Conditional Use Permit No. 98-123-(3)
Oak Tree Permit 98-123-(3)

Dear Commissioners

We are writing this letter on behalf of our client, Faye Estates, LLC. We have met with and reviewed the proposed 25 lot single family home subdivision with the Westhills Homeowners Association ("HOA"). We understand that their official position at this time is to oppose the project. However during our discussions with the HOA, we were advised that they have five specific concerns about the proposed subdivision which are described below. In order to address these concerns Faye Estates is willing to request the Commission to adopt the attached additional conditions as a part of the project.

1. The neighbors would like the new development to be a part of the Westhills community. This is agreeable to Faye Estates.
2. The neighbors are concerned that rear yard walls will be constructed close to Randiwood which would interfere with the open feeling of the neighborhood. The have proposed that Faye Estates agree to restrict construction of rear yard walls to the area at the top of the slope and that the new homeowners association have a easement over and be required to maintain the slope as a green belt open space. This is agreeable to Faye Estates.
3. The neighbors have requested that the access stairs leading to the retention basin be secured with a fence and locked gate. This is agreeable to Faye Estates.
4. The neighbors have requested that the subdivision will not result in blockage of the access road to the Los Angeles City Department of Water and Power water tanks. This is agreeable to Faye Estates.
5. The neighbors have requested that at no time shall the new development be become a gated community. This is agreeable to Faye Estates.

Draft language of specific conditions implementing these requests is attached.

LATHAM & WATKINS^{LLP}

In addition, concerns have been raised about the subdivision's effect on fire safety. The project will result in several improvements to the fire safety of the existing neighborhood:

- (a) The project includes the installation of a large water tank at the top of the site. This tank will complete the water system which was installed with the original tract. It will remedy the water pressure problems which now exist in the neighborhood and will provide the appropriate water pressure and fire flow for the existing fire hydrants and for the new hydrants which will be installed as part of the new tract.
- (b) The new tract will also result in a landscaped buffer and fully fire sprinklered houses between the open space areas to the west and the existing subdivision.
- (c) The area which will remain natural open space will be maintained as require by the Fire Department.

After its review of the proposed tract and the fire conditions in the area, the County Fire Department has approved the tract.

We urge you to approve the proposed project with the attached additional conditions.

Respectfully submitted,



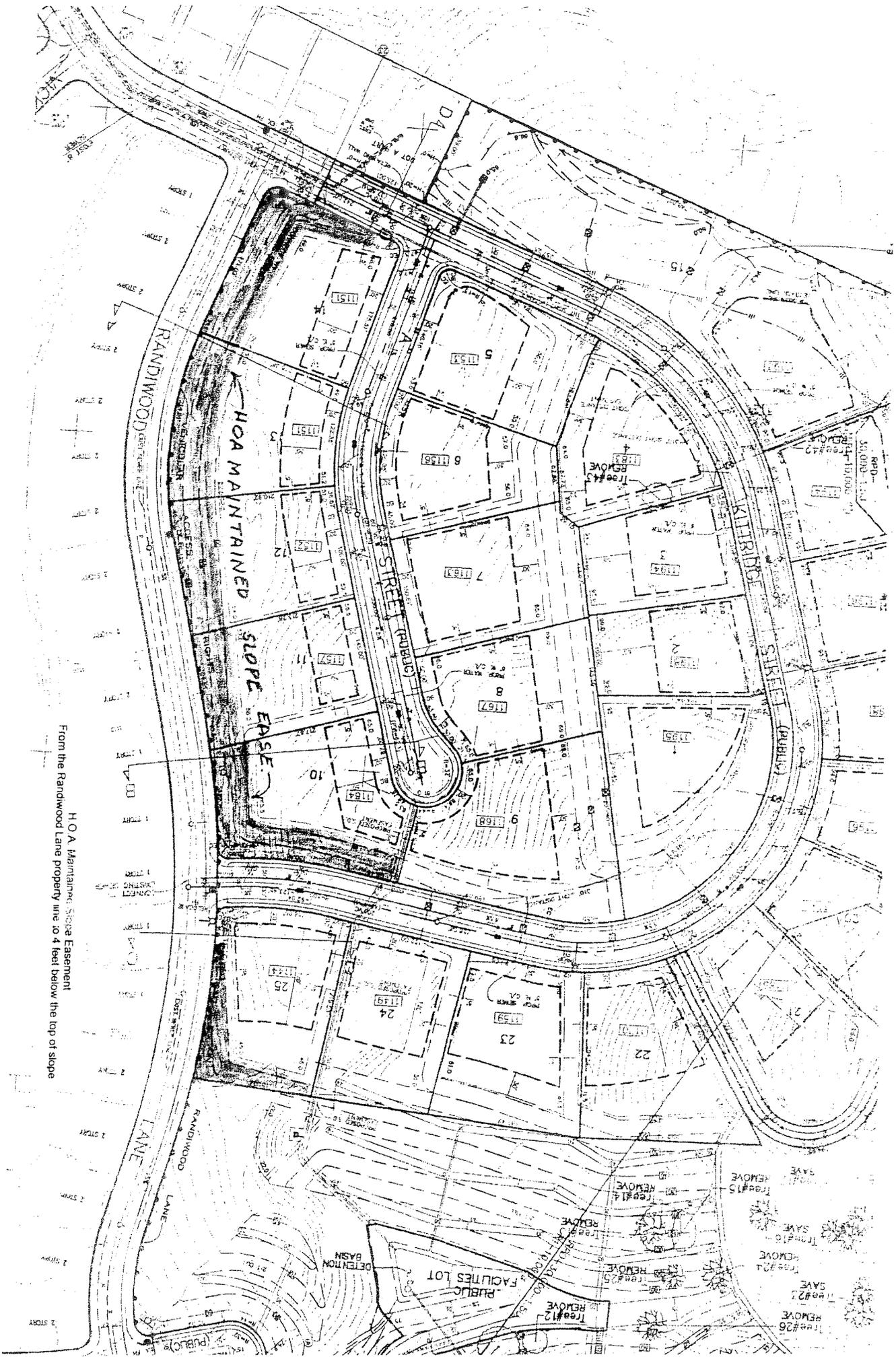
Donald P. Baker
Latham & Watkins

Enclosure

cc: Westlands Homeowner Association
Faye Estates, LLC

ADDITIONAL CONDITIONS

1. Vesting Tentative Tract Map No. 52652 shall be a part of the Westhills community.
2. An easement shall be recorded in favor of the subdivision's homeowners association over the sloped area above Randiwood as shown in the attachment which shall prohibit the construction of rear yard walls in the easement area and shall require the homeowners association to maintain the easement area as an attractive, landscaped greenbelt.
3. The access stairs leading to the retention basin shall be fenced and secured with a locked gate.
4. The City of Los Angeles Department of Water and Power access road between the subdivision and Knapp Ranch Park shall remain unobstructed.
5. The streets within the subdivision shall at all times remain public streets and shall not be gated.



HOA Maintained Slope Easement
 From the Randiwood Lane property line to 4 feet below the top of slope