Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

CERTIFIED-RECEIPT REQUESTED

January 17, 2008 Footage: 1642

Don Baker
Latham & Watkins
633 West 5th Street, Suite 4000
Los Angeles, CA 90071

Mr. Baker:

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 52652
CONDITIONAL USE PERMIT CASE NO. 98-123-(3)
OAK TREE PERMIT CASE NO. 98-123-(3)
MAP DATE: JULY 19, 2007

A public hearing on Vesting Tentative Tract Map No. 52652, Conditional Use Permit Case No. 98-123-(3), and Oak Tree Permit Case No. 98-123-(3) was held before the Regional Planning Commission of Los Angeles County ("Commission") on October 3, 2007.

After considering the evidence presented, the Commission in their action on January 16, 2008 approved the vesting tentative tract map, conditional use permit, and oak tree permit in accordance with the Subdivision Map Act, Titles 21 (Subdivision Ordinance) and 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code"), and the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached.

The action on the vesting tentative tract map, conditional use permit and oak tree permit authorizes:

1. The subdivision of the 58.03 acre property into 25 single family lots, one recreation lot, one water tank lot, one public facilities lot, and one open space lot;
2. The development of the property in compliance with requirements for project grading in excess of 100,000 cubic yards and for development in an RPD zone; and
3. The removal of 14 oak trees, including one (1) heritage oak, and encroachment on the protected zone of one (1) oak tree.

The decision of the Commission regarding the vesting tentative tract map, conditional use permit, and oak tree permit shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Board of Supervisors within the following time period:

- In accordance with the requirements of the State Map Act, the vesting tentative tract map may be appealed within 10 days following the decision of the Regional Planning Commission, which is by January 28, 2008.

- In accordance with requirements of the Los Angeles County Code (Zoning Ordinance), the conditional use permit, and oak tree permit may be appealed during the 14-day period following your receipt of this letter.

The decision of the Commission regarding the vesting tentative tract map, conditional use permit, and oak tree permit may be appealed to the Los Angeles County Board of Supervisors. **If you wish to appeal the decision of the Commission to the Board of Supervisors, you must do so in writing and pay the appropriate fee.** Please contact the Clerk of the Board of Supervisors at 213-974-1432 for the current approval fee. Your appeal should be filed with the Office of the Clerk of the Board, Room 303, Kenneth Hahn Hall of Administraiton, 500 West Temple Street, Los Angeles, California, 90012.

Once the appeal period has passed and all applicable fees have been paid in person, the approved vesting tentative tract map and Exhibit "A" may be obtained at the Land Divisions Section in Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012.

The vesting tentative tract map approval shall expire on **January 16, 2010.** If the subject vesting tentative tract map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person within one month prior to the expiration date**.

If you have any questions regarding this matter, please contact Mr. Donald Kress of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

SMT:dck

Enclosures: Findings and Conditions, Mitigation Monitoring Program, Affidavit of Acceptance, Fish and Game Fee

c: Subdivision Committee
Larry Gray
Donald Baker
Joel Kallich
Peter Rothenberg
Robert T. Lancet

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. 98-123-(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.

Findings

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. The Commission finds that Department of Public Works Road Condition No. 23 is hereby modified to require street trees to be grouped to appear natural.

22. The Commission finds that in keeping with the neighborhood pattern, Department of Public Works Road Condition No. 24 is hereby modified to require street lights only at intersections.

23. The Commission finds that landscaping around the water tank shall be grouped to appear natural.

24. The Commission finds that a reasonable distance between individual driveways shall be required to maximize street parking.

25. 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

26. 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.

27. 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.

28. 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.

29. 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.

30. 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.

31. 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.

32. 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 **$1,926.785** 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. A reasonable distance shall be provided between individual driveways to allow for street parking.

19. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained.

20. 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.

21. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Public Works.

22. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.

23. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

24. The permittee shall establish off-street parking for construction workers.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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.

30. 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.

31. 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 buffering. Landscaping around the water tanks shall be grouped to appear natural. 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.

32. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Regional Planning.

33. 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.

34. Construction equipment operations shall be suspended during second stage smog alerts.

35. Only Southern California Air Quality Management District ("SCAQMD") approved zero or low VOC content paints and solvents shall be used.

36. Tennis court lighting is prohibited.

37. 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.

38. 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 are 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.

39. 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.

40. 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.

41. Use dark earth color cement for terrace drains and dark fencing for public facilities lot.

42. 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.

43. The applicant shall submit a grading plan depicting undulating grading contours

to the satisfaction of Regional Planning prior to grading permit issuance.

44. The general contractor shall to post a contact telephone number visible for members of the public on the construction office trailer.

45. The entrance road to the water tank area shall be at an angle.

46. 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.

47. As agreed to by the applicant, Tract 52652 shall be a part of the Westhills community.

48. The City of Los Angeles Department of Water and Power access road shall not be obstructed by the project.

49. An easement shall be offered to the Santa Monica Mountains Conservancy ("SMMC") and, if accepted, recorded in favor of the 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, except to the extent necessary to comply with condition number 46 above, 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.

50. An easement to maintain Open Space Lot No. 27 as open space shall be offered to the SMMC and, if accepted, recorded in favor of the SMMC wholly or in conjunction with the HOA and the SMMC. 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.

51. If the Santa Monica Mountains Conservancy is not able to accept easements as provided for in Conditions Nos. 49 and 50, 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. The Commission finds that Department of Public Works Road Condition No. 23 is hereby modified to require street trees to be grouped to appear natural.

20. The Commission finds that in keeping with the neighborhood pattern, Department of Public Works Road Condition No. 24 is hereby modified to require street lights only at intersections.

21. The Commission finds that landscaping around the water tank shall be grouped to appear natural.

22. The Commission finds that a reasonable distance between individual driveways shall be required to maximize street parking.

23. 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.

24 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.

25. 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.

26. 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.

27. 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. The Commission finds that Department of Public Works Road Condition No. 23 is hereby modified to require street trees to be grouped to appear natural.

22. The Commission finds that in keeping with the neighborhood pattern, Department of Public Works Road Condition No. 24 is hereby modified to require street lights only at intersections.

23. The Commission finds that landscaping around the water tank shall be grouped to appear natural.

24. The Commission finds that a reasonable distance between individual driveways shall be required to maximize street parking.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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.

30. 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.

31. 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.

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 offered to the Santa Monica Mountains Conservancy ("SMMC") and, if accepted, recorded in favor of the 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, except to the extent necessary to permit fencing not to obstruct the skyline/viewline of homes in the immediate 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. An easement to maintain Open Space Lot No. 27 as open space shall be offered to the SMMC and, if accepted, recorded in favor of the SMMC, wholly or in conjunction with the HOA and the SMMC. 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.

14. If the Santa Monica Mountains Conservancy is not able to accept easements as provided for in Conditions Nos. 12 and 13 above, the HOA shall provide evidence to this effect to the satisfaction of Regional Planning.

15. Within five days after approval, remit processing fees (currently $1,926.75) 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.

16. 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.

CONDITIONS

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 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 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, MMP, 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.

Engr.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 52652 (Rev.)

TENTATIVE MAP DATED 07-19-2007
EXHIBIT MAP DATED 07-19-2007

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.

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.

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

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

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

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP	52652	**TENTATIVE MAP DATED**	7/19/07 (Revision)
SUBDIVIDER	Faye Estates, LLC	**LOCATION**	West Hills
ENGINEER	S.E.C. Civil Engineers	**GRADING BY SUBDIVIDER [Y]** (Y or N)	
GEOLOGIST	Pacific Soils Engineering	**REPORT DATE**	2/14/07, 11/17/06,11/9/98
SOILS ENGINEER	Pacific Soils Engineering	**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.

3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports*).

4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).

5. The Soils Engineering review dated 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

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

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

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.

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/09
CIVIL
STATE OF CALIFORNIA

Reviewed by Yoshiya Morisaku 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.

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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 52652 (Rev.)

TENTATIVE MAP DATED 07-19-2007
EXHIBIT MAP DATED 07-19-2007

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 a 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. Street trees planting (as modified by the Planning Commission on 01/16/2008) shall be clumped to the satisfaction of the Departments of Regional Planning and 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 only at intersections (as modified by the Planning Commission on 01/16/2008) 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.

HW

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 52652 (Rev.)

TENTATIVE MAP DATED 06-19-2007

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 Phone (626) 458-4921 Date 08-20-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 52652 (Rev.)

TENTATIVE MAP DATED 07-19-2007

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

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, 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.

nments: ____

Inspector: *Scott Jaeggi* Date August 27, 2007

COUNTY OF LOS ANGELES

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.

mments: **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.

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.
; shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

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 [25] = Proposed Units [25] + Exempt Units [0]

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**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

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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 **25** = Proposed Units **25** + Exempt Units **0**

	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~~

Planning and Development Agency • 510 South Vermont Ave • Los Angeles, CA 90020-1975 • (213) 351-5198

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/envirp.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. 07-0020057

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/RENVT200600024

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

	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Air Quality					
1	Control construction related dust by implementing SCAQMD approved fugitive dust control plan. 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 trip; 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.	Submit a SCAQMD approved fugitive dust control plan to the Department of Regional Planning.	Prior to issuance of grading permits.	Applicant	Department of Regional Planning
2	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.	Submit copies of construction contracts.	Prior to issuance of grading permits.	Applicant	Department of Regional Planning
3	Reduce diesel engine related air pollution.	Submit proof that a public utility is providing electricity to the project site.	Prior to issuance of building permit.	Applicant	Department of Regional Planning
4	Suspend construction equipment operations during second stage smog alerts.	Suspend construction equipment operations during second stage smog alerts.	During construction activity.	Applicant	Department of Regional Planning
5	Limit paint and solvent use to only those approved by SCAQMD to have zero or low VOC content.	Limit paint and solvent use to only those approved by SCAQMD to have zero or low VOC content	During construction activity.	Applicant	Department of Regional Planning

Traffic					
6	Avoid congestion on local streets and minimize truck idling times by implementing a traffic construction management plan that includes 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.	Submit a traffic construction management plan to DPW.	Prior to issuance of grading permits.	Applicant	Department of Public Works
Biota					
7	Prohibit tennis court lighting.	Prohibit tennis court lighting.	Project lifetime.	Applicant	Department of Regional Planning
8	Shield street lights and direct them away from open space and park areas. Limit street light intensity and street pole height to the lowest allowable by the Department of Public Works Traffic and Lighting Division.	Shield street lights and direct them away from open space and park areas. Limit street light intensity and street pole height to the lowest allowable by the Department of Public Works Traffic and Lighting Division.	Project lifetime.	Applicant	Department of Regional Planning
9	Prohibit project related activities likely to have the potential of disturbing suitable bird nesting habitat 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	Submit nesting bird survey.	Prior to any construction activity occurring February 1 to August 31	Applicant	Department of Regional Planning

	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.				
10	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.	Submit a planting plan to DRP.	Prior to issuance of grading permit	Applicant	Department of Regional Planning
11	Submit a letter to the Director of Regional Planning and the Fire Department, Forestry Division, from consulting arborist 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.	Submit letter from consulting arborist to DRP and County Forester	Prior to commencing work	Applicant	Fire Department County Forester
12	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 not be removed without approval of the County Forester. The term "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.	Submit photos of fenced trees DRP and the County Forester. All fenced trees must be identified in the photographs.	Prior to grading or tree removal	Applicant	Fire Department County Forester

13	Replace removed 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. 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. 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. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia grown from a local seed source. 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."	Replace removed trees at specified rate or contribute to Oak Forest Special Fund as approved by the County Forester	Within one (1) year of the permitted Oak tree removals.	Applicant	Fire Department County Forester
14	Maintain properly each mitigation tree in accordance with the principles set forth in the publication "Oak Trees: Care and Maintenance," prepared by the Fire Department, Forestry Division.	Maintain properly each mitigation tree.	Two years after planting of mitigation trees.	Applicant	Fire Department County Forester
15	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.	Replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting specifications and pay monitoring fee.	Within one (1) year of the death of any tree which results from its permitted encroachment.	Applicant	Fire Department County Forester

16	Submit a written report by consulting arborist on permit compliance. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.	Submit a written report on permit compliance to DRP and County Forester	Upon completion of work.	Applicant	Fire Department County Forester
17	Maintain all remaining oaks on subject property within the zone of impact as determined by the County Forester.	Submit tree maintenance contract between permittee and consulting arborist to DRP and County Forester	Life of the Oak Tree Permit	Applicant	Fire Department County Forester
Cultural Resources					
18	Halt construction work, retain a qualified archeologist to asses the situation and comply with all archeologist recommendations in the event that human burials or artifacts are uncovered	Submit archeological report to DRP.	During ground disturbing activity	Applicant	Department of Regional Planning
Visual Qualities					
19	Preserve view from parkland by implementing a DRP approved planting plan that utilizes native trees and vegetation to screen structures viewable from parkland.	Submit planting plan to DRP.	Prior to issuance of building permit	Applicant	Department of Regional Planning
Mitigation Compliance					
20	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.	Submittal and approval of compliance report and replenishing mitigation monitoring account.	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Department of Regional Planning

STAFF USE ONLY

PROJECT NUMBER: *98123*
CASES: *TR52652*
CP98123
OT98123
RENVT200600024

**** * * 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 Virgines 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

- ☐ None
- ☒ Los Angeles Region Water Quality Control Board
- ☐ Lahontan Region Water Quality Control Board
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☒ State Parks
- ☐

Special Reviewing Agencies

- ☒ City of Los Angeles
- ☒ State Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☒ Santa Monica Mountains Conservancy
- ☐ High School District
- ☒ San Ynez (Chumash) Tribal Council
- ☒ County of Ventura
- ☒ Las Virgenes Municipal Water District
- ☒ Las Virgenes Unified School District
- ☒ Gabrieleno Tribal Council

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mountains Area
- ☐

County Reviewing Agencies

- ☒ Subdivision Committee
- ☐ DPW:
- ☒ Sanitation District
- ☐ Sheriff Department
- ☒ Fire Department Forestry Division
- ☐

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	
CATEGORY	**FACTOR**	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☐	☒	☐	*Landslide and liquefaction zones*
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☐	☒	☐	*Very high fire hazard area*
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☐	☒	☐	*Construction impacts*
	3. Biota	11	☐	☒	☐	*Sensitive habitat, oak trees, sensitive species & wildlife corridor*
	4. Cultural Resources	12	☐	☒	☐	*Potential cultural artifacts or burial remains*
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☐	☒	☐	*Trails*
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☐	☒	☐	*Distance to fire station*
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☐	☒	☐	*Sensitive habitat & sensitive species*

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.

1. Development Policy Map Designation: *Urban Expansion*

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

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

If 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.

Reviewed by: *Dean Edwards* Date: 6/6/07

Approved by: *Paul McCarthy* Date: 6-6-07

☐ This proposed project is exempt from Fish and Game CEQA filling 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.

*NOTE: 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.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Source: The California Geological Survey.*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)? *Source: General Plan Plate 5.*
c.	☒	☐	☐	Is the project site located in an area having high slope instability? *The project site is located in a landslide zone. Source: The California Geological Survey.*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *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.*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The proposed use is residential.*
f.	☒	☐	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *975,000 cubic yards of grading is proposed.*
g.	☐	☒	☐	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.	☐	☐	☐	Other factors?

STANDARD 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) on, 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.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Source: Federal Emergency Management Agency.*
c.	☐	☒	☐	*Is the project site located in or subject to high mudflow conditions?*
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	☒	☐	☐	Would the project substantially alter the existing drainage pattern of the site or area? *Grading and the proposed storm drain will alter the existing drainage pattern of the site.*
f.	☐	☐	☐	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**

☐ Lot Size ☐ Project Design

☒ **OTHER CONSIDERATIONS**

☒ Approval of Drainage Concept by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, 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.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Source: Los Angeles County Fire Department.*
b.	☐	☐	☒	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? *The project is in a high fire hazard area. The Fire Department will determine access adequacy.*
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *Twenty-five residences are proposed.*
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *The Fire Department will determine water pressure adequacy.*
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *The project site is surrounded by parks and residences.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	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

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, 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.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *The proposed use is residential.*
c.	☐	☒	☐	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?
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☐	☐	Other factors?

STANDARD 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

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, 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.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? *The project proposes the use of the public water system.*
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system? *The project proposes connecting to the public sewer system.*
	☐	☐	☐	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 *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☐	☒	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? *NPDES requirements*
d.	☐	☐	☒	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? *NPDES requirments*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health & Safety Code, Title11 – 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) on, 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.	☐	☐	☒	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)? *Construction activity may impact the region's air quality.*
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	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? *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.*
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	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)?
h.	☐	☒	☐	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) on, 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.	☒	☐	☐	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? *The project site is not located in a SEA or ESHA although it is relatively undisturbed. Sources: General Plan & Malibu Land Use Plan.*
b.	☒	☐	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *Grading will remove natural habitat.*
c.	☐	☒	☐	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.	☒	☐	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? *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).*
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *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.*
f.	☒	☐	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *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).*
g.	☒	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)? *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).*

☒ **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 to 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.	☒	☐	☐	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? *Oak trees*
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites? *There are no structures located on the project site.*
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES**

☐ Lot Size

☐ Cultural Resources Records Search (Quick Check)

☒ Native American Heritage Commission Sacred Land Files Search

☐ **OTHER CONSIDERATIONS**

☐ Project Design

☒ Phase 1 Archaeology Report

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 a qualified archeologist assesses the situation.

CONCLUSION

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.	☐	☒	☐	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? *The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*
b.	☐	☒	☐	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? *The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ 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.	☐	☒	☐	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.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *The project site is zoned RPD-3000-1.5U and R-1-1000.*
c.	☐	☒	☐	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.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ 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.	☐	☒	☐	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.	☒	☐	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *There are several trails located on and around the project site. The Rim of the Valley Trail is located 248 feet north or project site.*
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	☐	☐	☒	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The project is out of character with adjacent park land that is located south, west and north or the project site. An open space lot (Lot 26) is proposed for the northwest portion of the subject property.*
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☒	☐	☐	Other factors (e.g., grading or landform alteration)? *Landform alteration in northeast.*

☒ **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) on **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.	☐	☐	☒	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? *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)*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	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.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Project Design ☐ Traffic Report

☐ **OTHER CONSIDERATIONS**

☒ Consultation with DPW Traffic & Lighting Division

CONCLUSION

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

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☐	☐	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.	☐	☐	☒	Could the project create capacity problems at the district level? *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.*
b.	☐	☐	☒	Could the project create capacity problems at individual schools that will serve the project site? *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.*
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☐	☐	Other factors?

STANDARD 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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *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.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	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.	☐	☒	☐	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? *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.*
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	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)?
f.	☐	☐	☐	Other factors?

STANDARD 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**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☒ 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.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	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.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *There are no tanks proposed for the project site.*
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *Residences are located within 500 feet of the project site but they should not be adversely affected by the project.*
d.	☐	☒	☐	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.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	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.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *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.*
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *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.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	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.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *The proposed project will increase the local housing stock by 25 residences.*
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? *The project site is vacant.*
g.	☐	☐	☐	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 **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.	☒	☐	☐	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? *Wildlife habitat & sensitive species*
b.	☐	☒	☐	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.
c.	☐	☐	☒	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Air Quality*

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

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	CONTINUE TO
January 16, 2008	
AGENDA ITEM No. 9	
PUBLIC HEARING DATE 10-03-07	

APPLICANT	OWNER	REPRESENTATIVE
Latham & Watkins	Faye Estates, LLC	S.E.C. Civil Engineers

REQUEST:
Vesting Tentative Tract Map: To create 25 single family lots and one each recreation, public facilities, water tank, and open space lot 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

ACCESS
Randiwood Lane

ZONED DISTRICT
Chatsworth

COMMUNITY
West Chatworth

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	EXISTING LAND USE	SHAPE	TOPOGRAPHY
58.03 gross /54.15 net acres	Vacant	Irregular	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)
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TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON DONALD KRESS		
RPC HEARING DATE (S) October 3, 2007	RPC ACTION DATE January 16, 2008	RPC RECOMMENDATION APPROVAL
MEMBERS VOTING AYE VALADEZ, BELLAMY, HELSLEY, MODUGNO	MEMBERS VOTING NO	MEMBERS ABSENT REW
STAFF RECOMMENDATION (PRIOR TO HEARING) APPROVAL		
SPEAKERS* (O) 3 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 20 (F) 0

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

PROJECT No. TR 52652

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

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X Street Trees ____ Inverted Shoulder X Sidewalks ____ Off Site Paving ____ft.

☒ Water Mains and Hydrants

☐ Drainage Facilities

☒ Sewer ☐ Septic Tanks ☐ Other _____

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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

Applicant voluntarily prepared a separate study concerning traffic during emergency evacuation for the community members.

Prepared by: Donald Kress

RPC MEETING DATE October 3, 2007
AGENDA ITEM NO. 9 a, b, c

REGIONAL PLANNING COMMISSION
TRANSMITTAL CHECKLIST

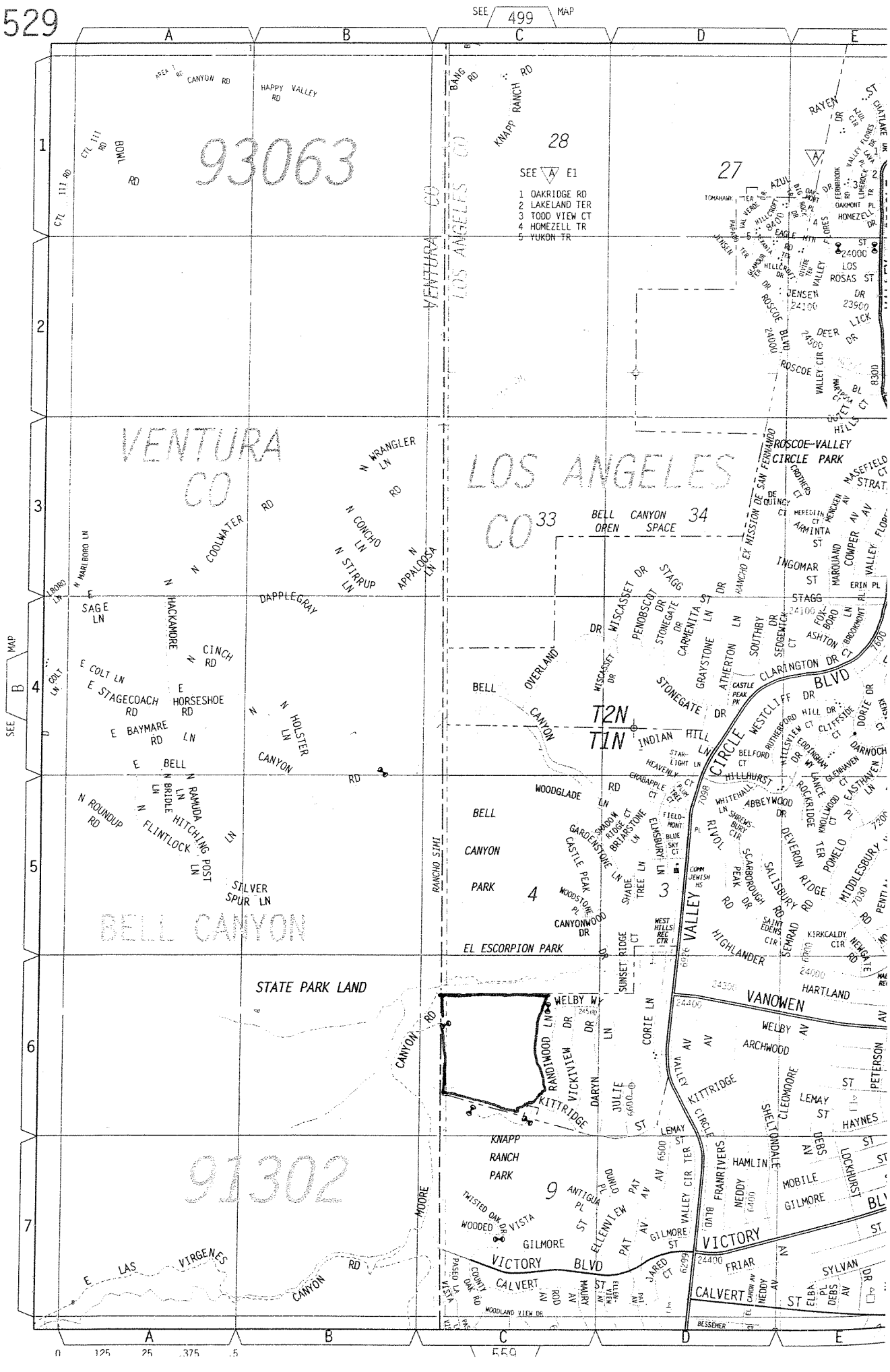
PROJECT NO: 98-123-(3)

CASE NO. Vesting Tentative Tract Map No. 52652
Conditional Use Permit Case No. 98-123-(3)
Oak Tree Permit Case No. 98-123-(3)

CONTACT PERSON: Donald Kress

- ☒ STAFF REPORT
- ☒ DRAFT CONDITIONS
- ☐ DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- ☒ BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ☒ ENVIRONMENTAL DOCUMENTATION
- ☒ THOMAS BROTHERS MAP (Identifying Subject Property)
- ☒ LAND USE RADIUS MAP
- ☒ TENTATIVE TRACT MAP
- ☒ EXHIBIT "A" MAP
- ☒ PHOTOGRAPHS
- ☒ CORRESPONDENCE
- ☒ GIS-NET MAP
- ☐ [illegible]
- ☐ _____

Reviewed By: _____


529
LOS ANGELES CO.
SEE 499 MAP
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SEE A E1
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2 LAKELAND TER
3 TODD VIEW CT
4 HOMEZELL TR
5 YUKON TR
VENTURA CO
LOS ANGELES CO
BELL CANYON
STATE PARK LAND
EL ESCORPION PARK
KNAPP RANCH PARK
ROSCOE-VALLEY CIRCLE PARK
BELL CANYON SPACE
T2N
T1N
CANYONWOOD DR
WELBY WY
VANOWEN
VICTORY BLVD
CALVERT
FRIAR
HARTLAND
KITTRIDGE
LEMAY ST
GILMORE
ROSCOE BLVD
24000
LOS ROSAS ST
STAGG
CLARINGTON DR
BELL CANYON RD
E LAS VIRGENES CANYON RD
N ROUNDUP RD
SILVER SPUR LN
E SAGE LN
E COLT LN
E STAGECOACH RD
E BAYMARE RD
E BELL LN
N HACKAMORE
N CINCH RD
N HOLSTER LN
N FLINTLOCK
N BRIDLE LN
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N RAMUDA LN
N WRANGLER LN
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N CONCHO LN
N STIRRUP LN
N APPALOOSA LN
N MARLBORO LN
DAPPLEGRAY
HAPPY VALLEY RD
BOWL RD
CTL 111 RD
BANG RD
KNAPP RANCH RD
RAYEN ST
AZUL DR
EAGLE MTN
DEER LICK DR
JENSEN DR
ROSCOE BLVD
VALLEY CIR BLVD
DE QUINCY CT
MASEFIELD CT
ARMINTA ST
INGOMAR ST
ERIN PL
MARQUAND
COMPER AV
FOX-BORO LN
ASHTON CT
BROADMONT PL
WESTCLIFF DR
CLIFFSIDE CT
DORIE DR
KENNY
DARNOCH
EASTHAVEN LN
HILLHURST
ROCKRIDGE CT
ABBEYWOOD DR
WHITEHALL LN
SHREWSBURY CT
KNOLLWOOD CT
RIVOL
DEVERON TER
POMELO
MIDDLESBURY
SALTSBURY RD
SCARBOROUGH PEAK DR
SAINT EDENS CIR
SEMRAD
KIRKCALDY CIR
NEWGATE RD
PENTLAND
HIGHLANDER
VALLEY CIRCLE BLVD
WOODGLADE RD
WOODSTONE PL
GARDENSTONE
SHADOW RIDGE CT
BRIARSTONE
ELMSBURY LN
FIELDMONT
BLUE SKY CT
SHADE TREE LN
CASTLE PEAK DR
RANCHO SIHI
SUNSET RIDGE CT
WEST HILLS REC CTR
COMM JEWISH HS
CORIE LN
RANDIWOOD LN
VICKIVIEW DR
DARYN
JULIE
KITTRIDGE
ARCHWOOD
WELBY AV
PETERSON
CLEOMOORE
SHELTONDALE
HAYNES
DEBS AV
LOCKHURST
HAMLIN
MOBILE
FRANRIVERS BLVD
NEDDY
ELLENVIEW
PAT AV
OLIVO
ANTIGUA PL
TWISTED OAK DR
WOODED VISTA
VALLEY CIR TER
JARED CT
SYLVAN
ELBA PL
CANOGA AV
MOORE
BESSEMER
WOODLAND VIEW DR
CASTLE PEAK PK
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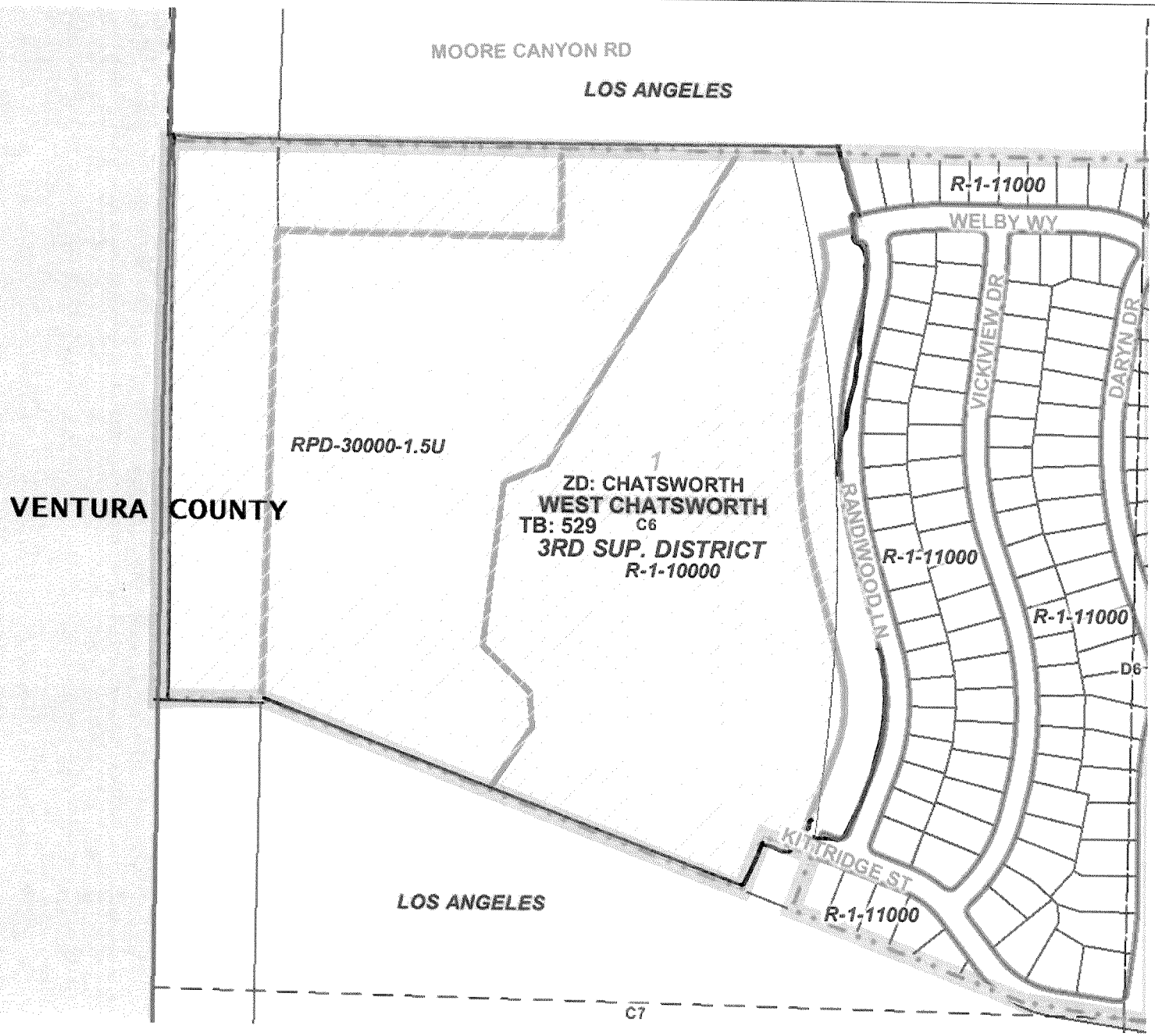

Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Serverity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
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- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
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- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
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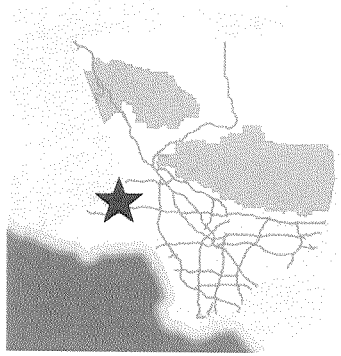
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

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



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TR 52652 1:5500 scale DCKress 23 Aug 06 APN 2031-015-011, 012, 002, 003

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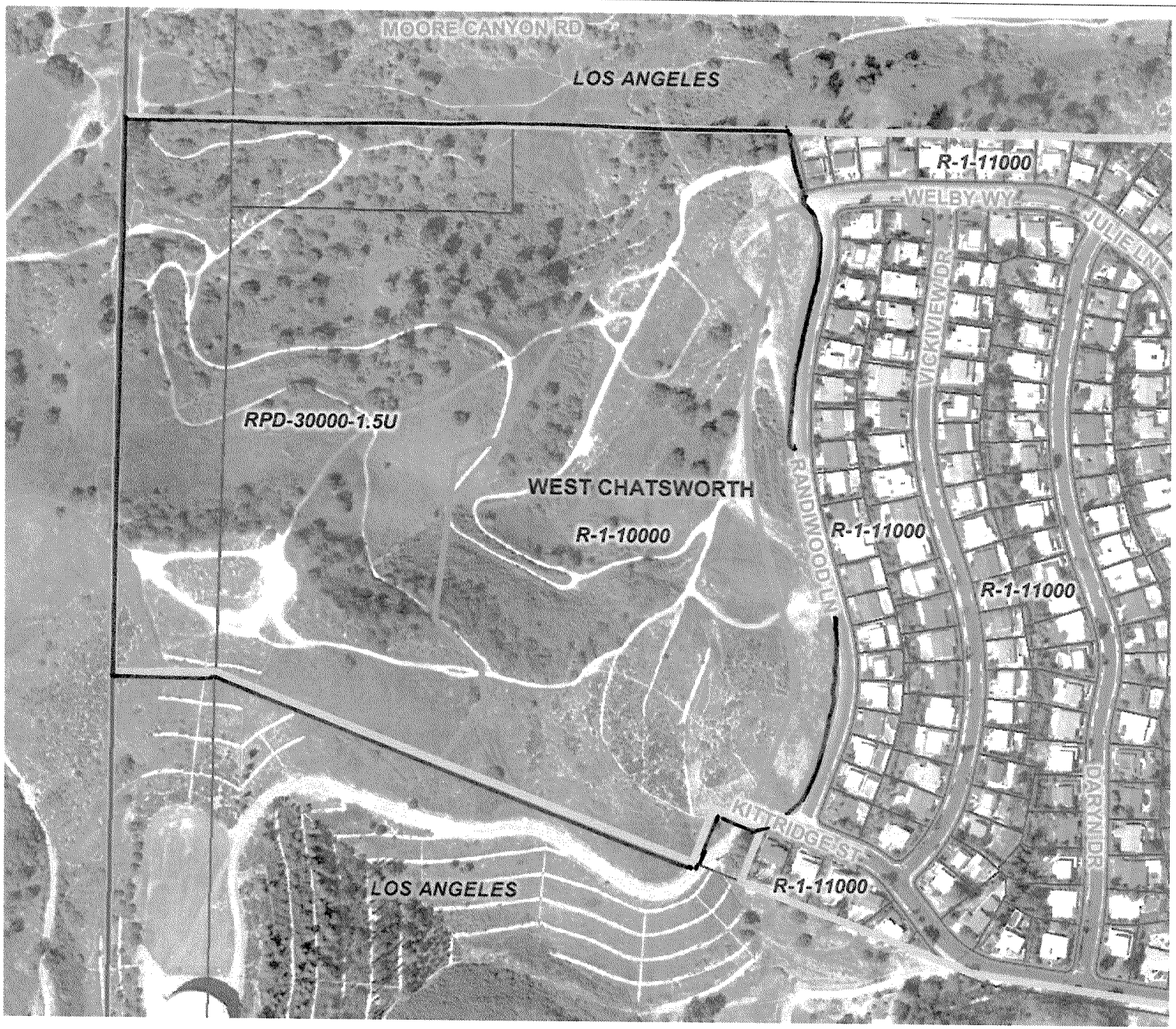

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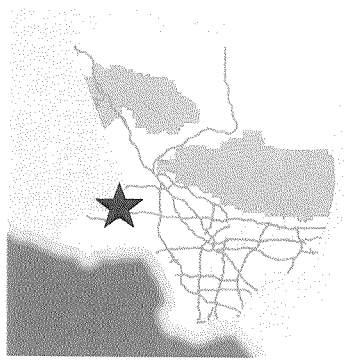

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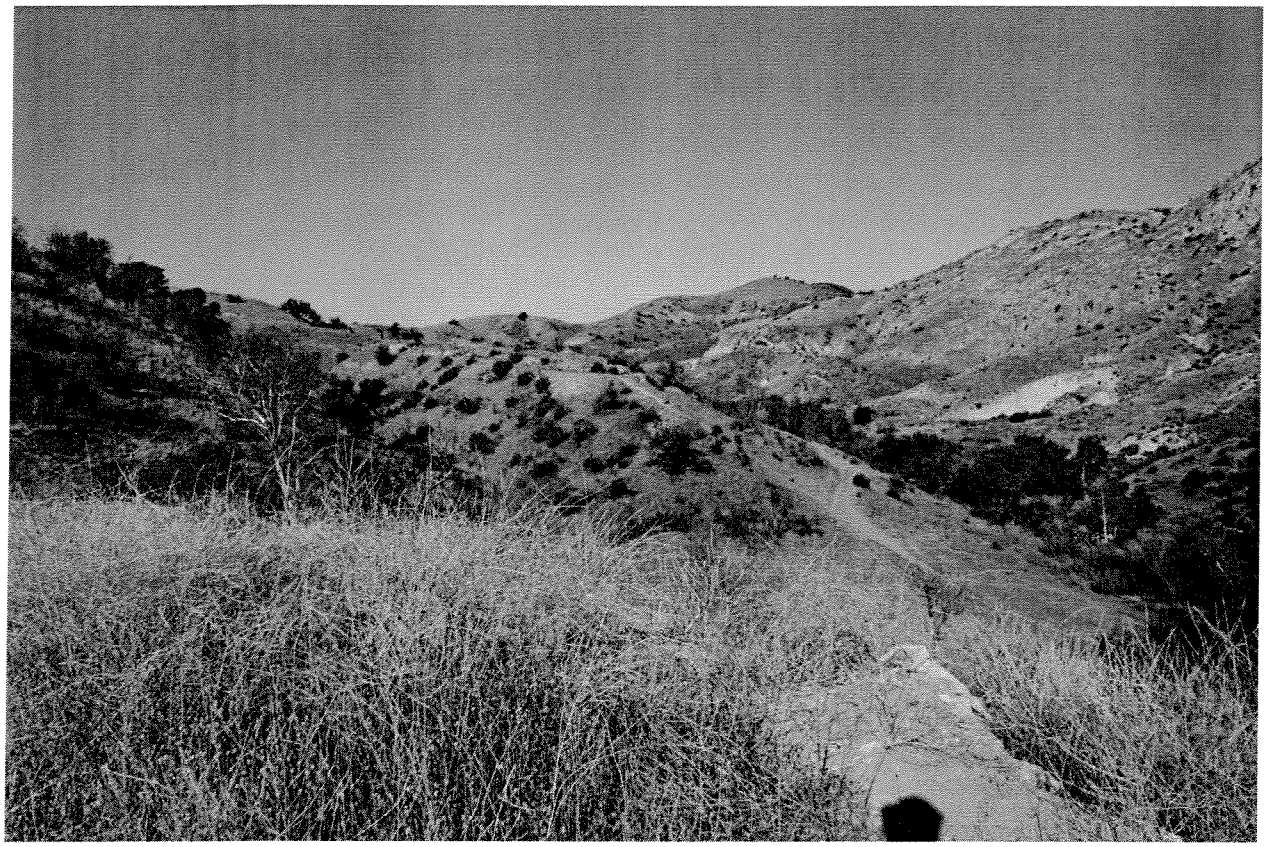
TR 53652--photos taken 26 Sept 07

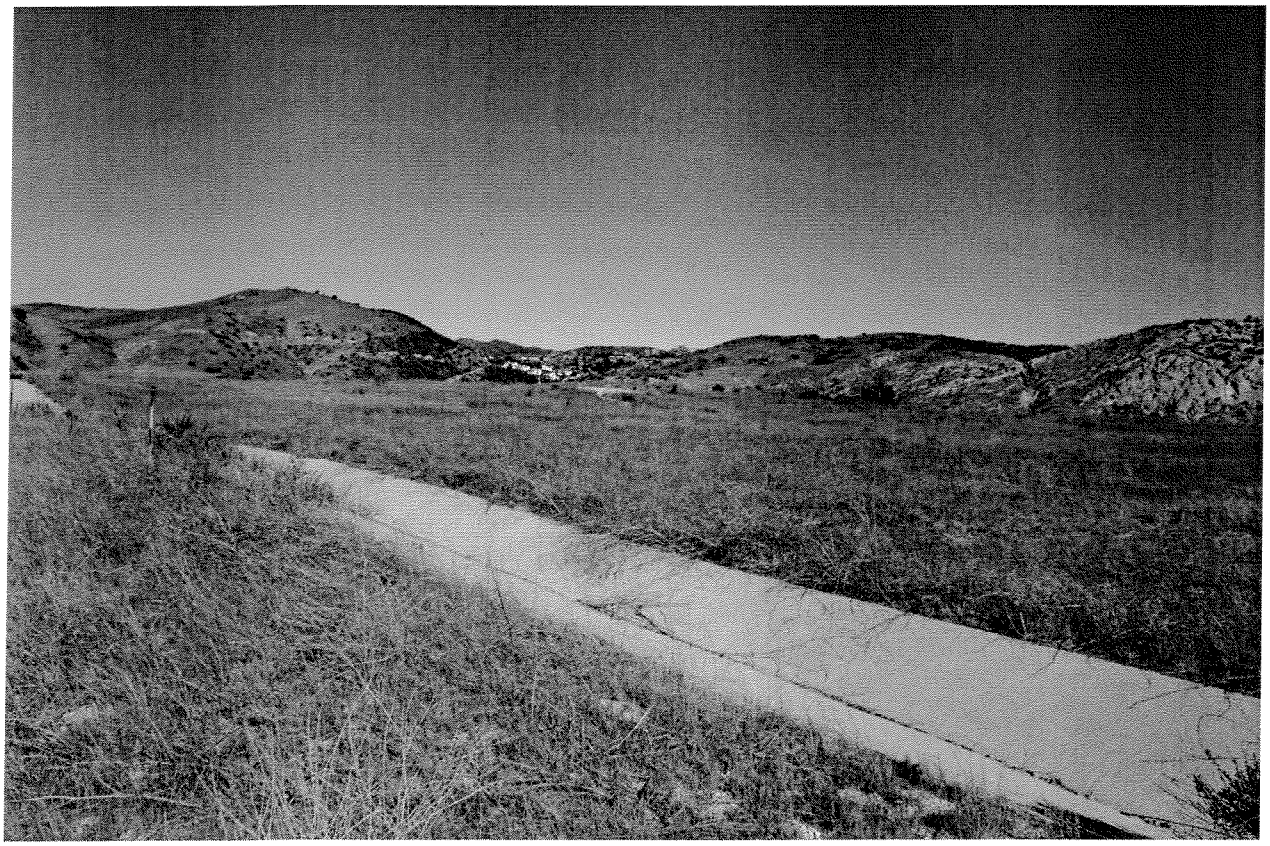


Facing generally west along northern boundary

Looking down the slope face on the east side at Randiwood Lane

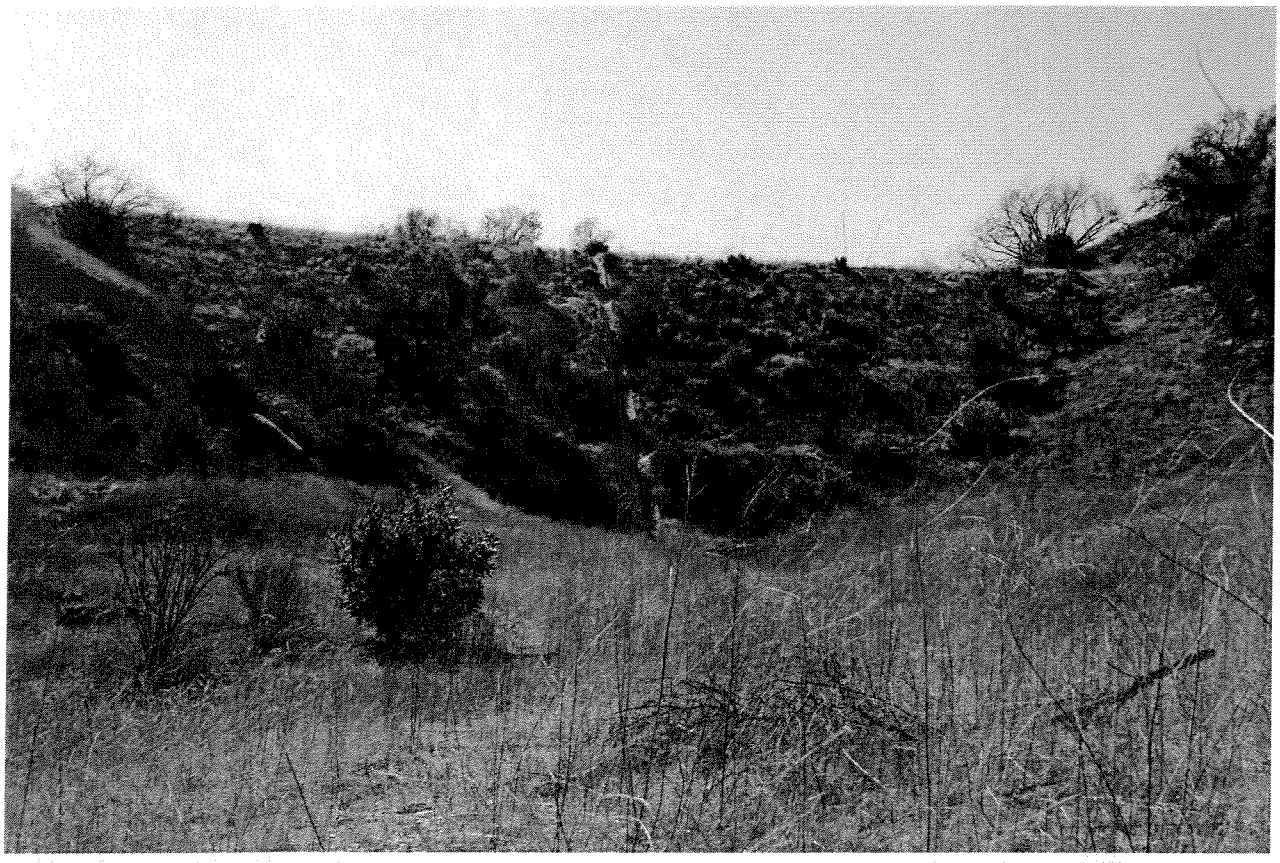
TR 53652--photos taken 26 Sept 07

Facing generally west along the southern boundary.



Facing generally northwest across proposed recreation lot

TR 53652--photos taken 26 Sept 07



Drainage slope on north side of property

Facing generally southwest across the property from northeast corner

TR 53652--photos taken 26 Sept 07

Facing generally north along the Ventura County line

Facing generally southeast across the proposed open space lot

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

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STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
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PROJECT No. TR 52652

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Road

Flood

Forester & Fire Warden

Parks & Rec. Trail easement for Rim of the Valley Trail required

Health

Planning

ISSUES AND ANALYSIS

Prepared by: Donald Kress

PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION

Project: 98123/RENVT200600024

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.

VESTING TENTATIVE TRACT MAP NO. 52652
CONDITIONAL USE PERMIT CASE NO. 98-123-(3)
OAK TREE PERMIT CASE NO. 98-123-(3)
STAFF ANALYSIS
FOR OCTOBER 3, 2007 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Faye Estates, LLC., proposes the creation of 25 single family lots, one (1) recreation lot, one (1) water tank lot, one (1) public facilities lot, and one (1) open space lot on approximately 58.03 gross acres. The proposal requires approval of Vesting Tentative Tract Map No. 52652 ("TR 52652") for the subdivision, and Conditional Use Permit ("CUP") Case No. 98-123-(3) for development of a Residential Planned Development ("RPD") in the RPD zone and for on-site project grading exceeding 100,000 cubic yards. Oak Tree Permit Case No. 98-123-(3) is also required to allow the removal of 14 oak trees, including one heritage oak, and encroachment into the protected zone of one oak tree.

The subject property is located west of Randiwood Lane between Kittridge Street and Welby Way in the Chatsworth Zoned District. The project is proposing 975,000 cubic yards of cut grading and 975,000 cubic yards of fill grading.

The RPD-zoned portion of the property is required to provide minimum 30 percent permanent open space under common ownership. The RPD zone covers 31.56 acres of the subject property. The open space within the RPD zone—the portion of Open Space Lot No. 27 in this zone--is 22.34 acres, which comprises 71 percent of the RPD zoned section.

A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. 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 PROJECT PROPERTY

Location: The property is located west of Randiwood Lane between Kittridge Street and Welby Way in the Chatsworth Zoned District in the unincorporated community of West Chatsworth.

Physical Features: The subject property is approximately 58.03 gross acres in size. The terrain consists of level to steep slopes. The property is currently undeveloped. Sensitive habitat, including walnut woodland and coastal sage scrub, exist on the property.

Access: The property has access from Randiwood Lane, an 54 foot-wide improved street.

Services: Domestic water service and sewer service will be provided by the Las Virgenes Water District. The project is within the boundaries of the Las Virgenes School District.

ENTITLEMENTS REQUESTED

Vesting Tentative Tract Map: The applicant requests approval of Tentative TR 52652 to create 25 single family lots, one recreation lot, one water tank lot, one public facilities lot, and one open space lot on approximately 58.03 gross acres.

Conditional Use Permit: The applicant requests approval of Conditional Use Permit Case No. ("CUP") 98-123-(3) for on-site project grading exceeding 100,000 cubic yards and to develop within the existing Residential Planned Development ("RPD") zone.

Oak Tree Permit: The applicant requests approval of Oak Tree Permit Case No. 98-123-(3) to remove 14 oak trees, including one heritage oak, and to encroach within the protected zone of one oak tree.

EXISTING ZONING

Subject Property: The subject property is zoned R-1-10,000 (Single Family Residential—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 Maximum Density). The R-1-10,000 zone comprises 21.47 acres and the RPD-30,000-1.5U zone comprises 31.56 acres. The demarcation line between these two zones is depicted on the tentative and Exhibit Maps. Building pads on proposed Lots 1 through 15 and 23 through 25 are entirely within the R-1-10,000 zone. Building pads on lots 16 through 22 are in both the R-1-10,000 and RPD-30,000-1.5U zones.

Surrounding Properties: Surrounding zoning is R-1-11,000 (Single Family Residential-11,000 Square Foot Minimum Required Lot Area) to the east. City of Los Angeles is to the north and south, and Ventura County is to the west.

EXISTING LAND USES

Subject Property: The subject property consists of one vacant, unimproved lot.

Surrounding Properties: Surrounding uses are as follows:
North: El Escorpion Park (City of Los Angeles):
East: Single family residences:
South: Knapp Ranch Park; Department of Water and Power facility (City of Los Angeles)
West: Bell Canyon State Park (Ventura County).

PREVIOUS CASE/ZONING HISTORY

Zone Change Case No. 84032, filed May 18, 1983 and adopted June 23, 1987, created the R-1-10,000 and RPD-30,000-1.5U zones on this property. The property had previously been zoned A-1 (Light Agricultural) by ordinance no. 7505, adopted April 14, 1959.

CP 2343, filed May 18, 1983, proposed 46 townhouses and 68 single family lots on 58 acres. This project was denied on November 23, 1998.

Certificate of Compliance Case No. 2004-00241-(3) and Lot Line Adjustment Case No. 2004 0007-(3) were filed in November, 2004. No further action was taken after December, 2004.

PROJECT DESCRIPTION

TR 52652 and Exhibit "A" map dated July 16, 2007, depict a residential development of 25 single family lots, one (1) recreation lot, one (1) water tank lot, one (1) public facilities lot, and one (1) open space lot on approximately 58.03 gross acres. The project will be developed in a single phase.

The project is accessed from Randiwood Lane, an 54-foot-wide improved street along the east side of the project site, and Kittridge Street, a 60-foot-wide improved street that will loop through the project. Proposed "A" Street will be a 58-foot-wide dedicated street.

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The residential lots are clustered in the southeast corner of the property. Access is provided by Kittridge Street, which will be extended to loop through the property and connect with Randiwood Lane. A cul-de-sac, "A" Street, will provide access to 10 single family 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

While the project contains slopes greater than 25 percent, a CUP for urban hillside management is not required as the proposed density of 25 units is less than the calculated midpoint density threshold of 90 units.

The project is proposing 975,000 cubic yards cut grading and 975,000 cubic yards fill grading to be balanced onsite; an average of 39,000 cubic yards of cut and 39,000 cubic yards of fill grading for each residential lot.

The project is proposing 975,000 cubic yards cut grading and 975,000 cubic yards fill grading to be balanced onsite; an average of 39,000 cubic yards of cut and 39,000 cubic yards of fill grading for each residential lot.

The project contains 43 oak trees. Fourteen oak trees, including one heritage oak tree, will be removed and one oak tree will be encroached upon.

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The project contains a variable width easement for the Rim of the Valley Trail in the northwest corner of the property.

The project area contains one restricted use area ("RUA") along the southern boundary of the property, which is due to geological hazard. This RUA is addressed through avoidance and the tentative map indicates the geological setback line. The subdivider must dedicate to the County of Los Angeles the right to prohibit erection of buildings or other structures within the RUA.

The project is located in a Very High Fire Severity Zone. Fire sprinklers are required for all proposed dwellings within the tract boundary. A fuel modification plan is also required to be approved before final map approval.

GENERAL PLAN CONSISTENCY

The subject property is consistent with the Los Angeles Countywide General Plan ("General Plan") and depicted within the Low Density Residential category on the Land Use Policy Map. This category of the General Plan identifies areas particularly suitable for single-family detached housing units and is intended to maintain the character of existing low density residential neighborhoods with densities up to 6 dwelling units per gross acre. The applicant's proposal to create 25 residential lots on 58.03 gross acres yields a density of 0.43 dwelling units per acre, which is consistent with the General Plan Category 1. Additional applicable General Plan policies and goals include:

General goals and policies:

- Maintain a balance between increased intensity of development and the capacity of needed facilities such as transportation, water, and sewer systems. (Policy 18, Page I-21)

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.

Housing and Community Development

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.
- Encourage design of residential developments that will foster security and safety and be sensitive to the natural environment. (Policy 9, p. IV-32)

Conservation and open space element

- Manage development in hillside areas to protect their natural and scenic character and to reduce risks from fire, flood, mudslides, erosion and landslides. (Policy 24, Page II-28)

- Develop a system of bikeways, scenic highways, and riding and hiking trails; link recreational facilities where possible."(Policy 30, Page II-29)

The following goals of the Land Use Element apply to the proposed subdivision:

- Coordination with Public Services: To provide for land use arrangements that take full advantage of existing public service and facility capacities.
- Quality Neighborhoods: To maintain and enhance the quality of existing residential neighborhoods.
- Coordination with Transportation: To coordinate land use with existing and proposed transportation networks.

CONDITIONAL USE PERMIT

Pursuant to Sections 22.20.100 and 22.20.460 of the County Code, the applicant has requested a CUP, and submitted an Exhibit "A", to demonstrate compliance with planned residential development within the RPD zone and on-site project grading exceeding 100,000 cubic yards.

In addition to the standard burden of proof required for a CUP required for on-site project grading, the applicant must also meet the following burden of proof required for development in an RPD zone:

- That the plan compiles with the intent of planned residential development as set forth in this subsection [22.20.460] B, 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. .

The applicant's Burden of Proof responses are attached.

OAK TREE PERMIT

An oak tree report was most recently updated on June 22, 2006 was submitted by Trees, Etc. (arborist: Richard Ibarra). Of the 43 oak trees located on the property subject to the Oak Tree ordinance as identified in the June 22, 2006 report, 15 are included in the associated Oak Tree Permit.

Fourteen (14) oak trees, including one heritage oak (labeled #10-15, 24-27 [26 is a heritage], 40-43) are proposed to be removed. One (1) oak tree, (labeled #9) is proposed to be encroached within its protected zone due to potential impacts from construction.

Mitigation measures recommended by the County Forester/Fire Warden include replacement of oak tree removals at a rate of 2:1 (and 10:1 for heritage oaks) for a total of 36 mitigation trees.

Pursuant to Section 22.56.2100 of the County Code, the applicant must meet the following burden of proof:

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

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

C. That in addition to the above facts, at least one of the following findings apply:
   1. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
      a. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
      b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; or
   2. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s); or
   3. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices; and

D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

The applicant's Burden of Proof responses are attached.

ENVIRONMENTAL DOCUMENTATION

A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. A Mitigated Negative Declaration means that based on the initial study, it has been determined that the project will not have a significant effect on the environment with modification as identified in the project changes/conditions form included in the Initial Study. Potential impacts include:

- Air quality
- Traffic congestion
- Protection of walnut woodland and coastal sage scrub habitat
- Visual qualities

Mitigation measures include:

- Implementation of a Southern California Air Quality Management District ("SCAQMD")—approved fugitive dust control plan during construction
- Implementation of a traffic construction management plan
- Implementation of a DRP-approved planting plan to re-establish walnut woodland and coastal sage scrub environment and preserve views

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the vesting tentative tract map and Exhibit "A" map dated July 19, 2007, and recommends the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On August 30, 2007, approximately 103 notices of public hearing were mailed to property owners within a 500-foot radius of the subject property. The public hearing notice was published in The Los Angeles Daily News and La Opinion on September 1, 2007. Project materials, including tentative tract map and Exhibit "A", land use map and recommended conditions were received on August 31, 2007 at the Platt Branch of the Los Angeles City Library in Woodland Hills. A public hearing notice was posted on the subject property

At the time of writing, eight letters or e-mails have been received regarding this project. The primary concern is resident evacuation and emergency vehicle access during fire. Nearby residents state there is only a single means of road access to this area, and the existing residential development adjacent to the subject property on the east already exceeds limits imposed by County Code on number of residences in a development with a single means of access. Additional concerns raised include:

- increases in traffic in general,
- water pressure,
- soil instability,
- poor maintenance of the subject property,
- preservation of the subject property as open space,
- impeding trail access,
- wind-blown dust and disruptive traffic during construction,
- removal of oak trees, and
- increase in crime.

STAFF EVALUATION

This project is consistent with the Los Angeles Countywide General Plan density and goals relating to efficient use of land, maintenance of balance between intensity of development and capacity of facilities and coordination with existing facilities, adequate supply of family owned housing, and protection of natural and scenic characteristics of hillside areas.

While this project contains slopes greater than 25%, an urban hillside management CUP is not required as the proposed density of 25 units is less than the calculated midpoint density threshold of 90 units. The 25 residences are clustered on the eastern side of the property, and 26.47 acres of open space are provided, including 22.34 in the RPD-zoned portion of the subject property, which exceeds the required 30 percent open space in the RPD zone.

The primary concern of the residents—resident evacuation and emergency vehicle access during fire--is addressed through improvements in the proposed project that provides an enhanced buffer that provides extended fire protection to the community. These requirements include a fuel modification plan and the requirement that all residences be sprinklered.

In regard to additional concerns expressed by the residents, the Initial Study ("IS") conducted by the Impact Analysis Section of Regional Planning and their reviewing agencies determined that the following factors had a less than significant impact or no impact:

- increases in traffic in general,
- water pressure (under "Utilities/Other Services" in the IS)

- increase in crime.

The IS determined that the following factors would have a less than significant impact with project mitigation:

- soil instability,
- wind-blown dust and disruptive traffic during construction

Soil instability is addressed through the requirement that a detailed engineering geology and soils report by approved by the Department of Public Works ("DPW") prior to grading plan approval, and that the boundaries of geological hazards be designated as RUA's on the Final Map.

Wind-blown dust during construction is addressed through the requirement that a Southern California Air Quality Management District ("SCAQMD")—approved fugitive dust control program be implemented during construction. Construction traffic management is also a required mitigation measure.

Of the remaining concerns,

- removal of oak trees is addressed by the applicant's Oak Tree Permit, which permits the removal of oak trees in compliance with County Code;
- trail access is addressed by the applicant's granting of a easement to the County of Los Angeles for trail access;
- poor maintenance of the subject property could be addressed by residents contacting the Zoning Enforcement Section of Regional Planning;
- preservation of the subject property as open space is not within the purview of Regional Planning.

STAFF RECOMMENDATION

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

Staff recommends that the Regional Planning Commission close the public hearing, adopt the Mitigated Negative Declaration with conditions, and direct staff to prepare the final findings and conditions.

Suggested Motions: "I move that the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration.

AND

"I move that the Regional Planning Commission direct staff to prepare the necessary findings and conditions.

Attachments:

- Factual
- Draft Conditions
- Vesting Tentative Tract Map No. 52652 and Exhibit "A", dated July 19, 2007
- Land Use Map
- GIS-NET Map
- Photographs
- Environmental Document

SMT:DCK:dck
9/27/07

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 lots, one open space lot, one recreation lot, one public facilities lot, and one water tank lot 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 34.

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 vesting tentative tract 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 obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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. 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.

30. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Regional Planning.

31. Open space shall comprise 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.

32. 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.

33. 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.

34. 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.

35. Construction equipment operations shall be suspended during second stage smog alerts.

36. Only Southern California Air Quality Management District ("SCAQMD") approved zero or low VOC content paints and solvents shall be used.

37. Tennis court lighting is prohibited.

38. 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.

39. 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 are 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 hesting 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.

40. 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.

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

DRAFT CONDITIONS
(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the County Forester and Fire Warden, 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 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 the Department 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

DRAFT 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.

DRAFT CONDITIONS

11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. 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 current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

DRAFT CONDITIONS

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.

DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 52652

MAP DATE: JULY 19, 2007

DRAFT 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 a maintenance agreement or 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.

10. Dedicated Lot No. 29 to the Las Virgenes Municipal Water District on the final map.

11. 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.

12. 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 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 subdivider's compliance with the required mitigation measures.

13. 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.

14. 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. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

15. 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 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 Mitigation Monitoring Report 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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 52652 (Rev.)

TENTATIVE MAP DATED 07-19-2007
EXHIBIT MAP DATED 07-19-2007

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.

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.

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

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

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

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP	52652	**TENTATIVE MAP DATED**	7/19/07 (Revision)
SUBDIVIDER	Faye Estates, LLC	**LOCATION**	West Hills
ENGINEER	S.E.C. Civil Engineers	**GRADING BY SUBDIVIDER [Y]** (Y or N)	
GEOLOGIST	Pacific Soils Engineering	**REPORT DATE**	2/14/07, 11/17/06,11/9/98
SOILS ENGINEER	Pacific Soils Engineering	**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.

3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports*).

4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).

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

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

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

mepub\Geology Review\Forms\Form02.doc
8/06

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

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

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

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.

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/09
CIVIL
STATE OF CALIFORNIA

Reviewed by _____ Date 8/16/07
Yoshiya Morisaku

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.
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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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 52652 (Rev.)

TENTATIVE MAP DATED 06-19-2007

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 Phone (626) 458-4921 Date 08-20-2007

tr52652s-rev5.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 52652 (Rev.)

TENTATIVE MAP DATED 07-19-2007

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

PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION

Project: 98123/RENVT200600024

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

	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Air Quality					
1	Control construction related dust by implementing SCAQMD approved fugitive dust control plan. The plan shall include the following: 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.	Submit a SCAQMD approved fugitive dust control plan to the Department of Regional Planning.	Prior to issuance of grading permits.	Applicant	Department of Regional Planning
2	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.	Submit copies of construction contracts.	Prior to issuance of grading permits.	Applicant	Department of Regional Planning
3	Reduce diesel engine related air pollution.	Submit proof that a public utility is providing electricity to the project site.	Prior to issuance of building permit	Applicant	Department of Regional Planning
Traffic					
4	Avoid congestion on local streets and minimize truck idling times by implementing a traffic construction management plan that includes 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.	Submit a traffic construction management plan to DPW.	Prior to issuance of grading permits.	Applicant	Department of Public Works

Biota					
5	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.	Submit a planting plan to DRP.	Prior to issuance of grading permit	Applicant	Department of Regional Planning
Visual Qualities					
6	Preserve view from parkland by implementing a DRP approved planting plan that utilizes native trees and vegetation to screen structures viewable from parkland.	Submit planting plan to DRP.	Prior to issuance of building permit	Applicant	Department of Regional Planning
Mitigation Compliance					
7	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.	Submittal and approval of compliance report and replenishing mitigation monitoring account.	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Department of Regional Planning

STAFF USE ONLY

PROJECT NUMBER: *98123*
CASES: *TR52652*
CP98123
OT98123
RENVT200600024

****** 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 Virgines 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

- ☐ None
- ☒ Los Angeles Region Water Quality Control Board
- ☐ Lahontan Region Water Quality Control Board
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☒ State Parks
- ☐

Special Reviewing Agencies

- ☒ City of Los Angeles
- ☒ State Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☒ Santa Monica Mountains Conservancy
- ☐ High School District
- ☒ San Ynez (Chumash) Tribal Council
- ☒ County of Ventura
- ☒ Las Virgenes Municipal Water District
- ☒ Las Virgenes Unified School District
- ☒ Gabrieleno Tribal Council

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mountains Area
- ☐

County Reviewing Agencies

- ☒ Subdivision Committee
- ☐ DPW:
- ☒ Sanitation District
- ☐ Sheriff Department
- ☒ Fire Department Forestry Division
- ☐

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	
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☐	☒	☐	*Landslide and liquefaction zones*
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☐	☒	☐	*Very high fire hazard area*
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☐	☒	☐	*Construction impacts*
	3. Biota	11	☐	☒	☐	*Sensitive habitat, oak trees, sensitive species & wildlife corridor*
	4. Cultural Resources	12	☐	☒	☐	*Potential cultural artifacts or burial remains*
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☐	☒	☐	*Trails*
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☐	☒	☐	*Distance to fire station*
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☐	☒	☐	*Sensitive habitat & sensitive species*

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.

1. Development Policy Map Designation: *Urban Expansion*
2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. ☒ Yes ☐ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If 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.

eviewed by: *Dean Edwards* Date: 6/6/07

pproved by: *Paul McCarthy* Date: 6-6-07

] This proposed project is exempt from Fish and Game CEQA filling 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.

OTE: 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.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Source: The California Geological Survey.*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)? *Source: General Plan Plate 5.*
c.	☒	☐	☐	Is the project site located in an area having high slope instability? *The project site is located in a landslide zone. Source: The California Geological Survey.*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *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.*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The proposed use is residential.*
f.	☒	☐	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *975,000 cubic yards of grading is proposed.*
g.	☐	☒	☐	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.	☐	☐	☐	Other factors?

STANDARD 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) on, 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.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Source: Federal Emergency Management Agency.*
c.	☐	☒	☐	*Is the project site located in or subject to high mudflow conditions?*
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	☒	☐	☐	Would the project substantially alter the existing drainage pattern of the site or area? *Grading and the proposed storm drain will alter the existing drainage pattern of the site.*
f.	☐	☐	☐	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**

☐ Lot Size ☐ Project Design

☒ **OTHER CONSIDERATIONS**

☒ Approval of Drainage Concept by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, 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.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Source: Los Angeles County Fire Department.*
b.	☐	☐	☒	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? *The project is in a high fire hazard area. The Fire Department will determine access adequacy.*
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *Twenty-five residences are proposed.*
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *The Fire Department will determine water pressure adequacy.*
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *The project site is surrounded by parks and residences.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	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

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, 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.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *The proposed use is residential.*
c.	☐	☒	☐	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?
d.	☐	☒	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☐	☐	Other factors?

STANDARD 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

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, 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.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? *The project proposes the use of the public water system.*
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system? *The project proposes connecting to the public sewer system.*
	☐	☐	☐	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 *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☐	☒	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? *NPDES requirements*
d.	☐	☐	☒	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? *NPDES requirments*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health & Safety Code, Title11 – 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) n, 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.	☐	☐	☒	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)? *Construction activity may impact the region's air quality.*
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	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? *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.*
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	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)?
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒ Air Quality Report

pplicant 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) on, 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.	☒	☐	☐	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? *The project site is not located in a SEA or ESHA although it is relatively undisturbed. Sources: General Plan & Malibu Land Use Plan.*
b.	☒	☐	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *Grading will remove natural habitat.*
c.	☐	☒	☐	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.	☒	☐	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? *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).*
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *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.*
f.	☒	☐	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *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).*
g.	☒	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)? *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).*

☒ **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 to 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.	☒	☐	☐	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?
				Oak trees
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
				There are no structures located on the project site.
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES**

☐ Lot Size

☐ Cultural Resources Records Search (Quick Check)

☒ Native American Heritage Commission Sacred Land Files Search

☐ **OTHER CONSIDERATIONS**

☐ Project Design

☒ Phase 1 Archaeology Report

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 a qualified archeologist assesses the situation.

CONCLUSION

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.	☐	☒	☐	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? *The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*
b.	☐	☒	☐	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? *The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.*
c.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ 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.	☐	☒	☐	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.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *The project site is zoned RPD-3000-1.5U and R-1-1000.*
c.	☐	☒	☐	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.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ 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.	☐	☒	☐	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.	☒	☐	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *There are several trails located on and around the project site. The Rim of the Valley Trail is located 248 feet north or project site.*
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	☐	☐	☒	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The project is out of character with adjacent park land that is located south, west and north or the project site. An open space lot (Lot 26) is proposed for the northwest portion of the subject property.*
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☒	☐	☐	Other factors (e.g., grading or landform alteration)? *Landform alteration in northeast.*

☒ **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) on **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.	☐	☐	☒	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)? *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)*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	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.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Project Design ☐ Traffic Report

☐ **OTHER CONSIDERATIONS**

☒ Consultation with DPW Traffic & Lighting Division

CONCLUSION

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

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☐	☐	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.	☐	☐	☒	Could the project create capacity problems at the district level? *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.*
b.	☐	☐	☒	Could the project create capacity problems at individual schools that will serve the project site? *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.*
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☐	☐	Other factors?

STANDARD 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) elative 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.	☐	☐	☒	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *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.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	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.	☐	☒	☐	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? *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.*
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	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)?
f.	☐	☐	☐	Other factors?

STANDARD 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**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☒ 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.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	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.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *There are no tanks proposed for the project site.*
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *Residences are located within 500 feet of the project site but they should not be adversely affected by the project.*
d.	☐	☒	☐	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.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	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.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *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.*
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *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.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	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.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	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.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *The proposed project will increase the local housing stock by 25 residences.*
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? *The project site is vacant.*
g.	☐	☐	☐	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 **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.	☒	☐	☐	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? *Wildlife habitat & sensitive species*
b.	☐	☒	☐	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.
c.	☐	☐	☒	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *Air Quality*

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

BURDEN OF PROOF

REVISED JULY 18, 2007

Development within RPD Zone; SEC. 22.20.460(b)

The proposed project has 25 Residential Lots, plus 1 Public Facility Lot (Lot 26), 1 Open-space Lot (Lot 27), 1 Recreation Lot (Lot 28) and 1 Water Tank Lot (Lot 29).

The proposed project is located partially within the RPD 30,000-1.5 U and partially within R1-10, 000. As a result we are able to provide the residential amenities and a well-planned imaginative design, which is sufficiently unique from the surrounding developments. This project will have a twenty-six acre open space lot, which will provide hiking, and other amenities to the residence at the proposed development. The subject property is surrounded by parkland. There is a City of Los Angeles Park on the North and South side of the property, and on the West is the Ahmanson Ranch State Park. Existing trails within the open space lot would provide a connection between this property and the Ahmanson Ranch State Park to the West and the City Park to the North. As a result, the future homeowners within this project would be able to enjoy hiking and jogging through hundreds of acres of open space. Additionally, there will be a tennis pavilion located on a 3.8 acre Recreational Lot, which can provide additional recreational amenities to the future homeowners.

This project has also been designed to reduce development problems within the hillside area by locating the future home sites in the Southeasterly portion of the property, which will be located away from the steeper and more inaccessible portions of the property.

The natural scenic beauty of the Northwest portion of the property, which ties to both a City Park and State Park, will be preserved by this development.

By developing the Home Sites in the Southeast portion of the property they will be located in an area that would provide good safety and convenience to the homeowners by developing home sites that are away from open brush land and have good access through the proposed street system.

The proposed project will protect property values and the general welfare of the surrounding community. Due to the size of the lots, this development will provide for much more expensive homes within the existing community. The location of the development will give added fire protection to the surrounding community. The proposed project with its natural open-space and recreational lot will provide amenities that are superior to a standard R-1 development.

This project will provide a Northerly extension of the community that was partially completed many years ago and will complete the development in this area. The subject property was partially graded with stub streets entering but not completed. Additionally, the existing water system within this community is deficient in pressure do to the lack of a water storage tank at the higher elevations of this property. This development will

provide that storage tank along with a pump system that will increase water pressure not only for this development but also for the surrounding community.

The RPD zone is identified as 1.5 U. The property is being developed at approximately 0.43 Units to the acre, and therefore is considerably less dense then allowed under the existing zoning.

There is an open-space lot within the project, which is 26.47 acres or approximately 45% of the total net area of the common ownership, which far exceeds the required 30%.

This project contains common open-space developed for recreational purposes, Lot No. 27, the open-space lot. Areas of scenic and natural beauty again Lot No. 27, the open-space lot, proposed recreational areas within the development Lot No. 28 the recreation lot, to be developed with 4 tennis courts, the open-space lot provides hiking, riding and bike trails. Landscaping within the project can easily exceed the standard highway minimum requirements.

Our building envelopes are designed in order to make sure that the buildings do not occupy more than 50% of the net area of the property.

The subject property will be served by utilities as follows:

- Sanitary Sewers - will be served from the Las Virgenes Municipal Water District.
- Water - will be served from the Las Virgenes Municipal Water District, as stated above an upgrade in the Water System is proposed for this project.
- Power - will be served from California Edison.
- The School District - is the Las Virgenes Unified School District.
- All Utilities and Public Services – are available in the adjacent community and are adequate to serve the project except for Water, which stated above, will be upgraded as part of this project.

All graded slopes will be attractively landscaped, the open-space lot will remain in it's natural condition except for fuel modification requirements as specified by the Los Angeles County Fire Department.

The open-space lot within the subdivision and the recreational lot within the subdivision will be owned and maintained by a Homeowners Association, which would be formed including every lot owner within the subdivision.

Oak Tree 98-123 to remove 14 Oak Trees

Burden Of Proof Section 22.56.2100

1. The remaining 29 Oak Trees with the exception of one are well out of the area to be graded. The one Oak Tree which is close to the grading area will need some minor clearance pruning for the construction within it's drip line. All trees to be saved will be protected, fenced off with bright colored fencing in order to keep construction equipment away from these trees.

2. The removal of these Oak Trees will not adversely affect soil erosion. There is a fill slope, which will be constructed on the Northerly portion of the property that will affect some of the trees that are to be removed. The fill slope will be designed with appropriate drainage structures in accord with L.A. County Standards. Four other trees fall near the center of the subdivision where the project will be completely re-graded and water will be directed to the public street in accordance with L.A. County Standards.

3ai. An alternative development design that would save the Oak Trees, which are scheduled to be removed on the Northerly portion of the project, would be almost impossible to allow development of the property in a safe condition. There is an old fill slope, which needs to be reconstructed. Some of the Oak Trees fall along the edges of that slope and there is a public facilities Lot which serves as a detention basin that falls within the area of these Oak Trees. This would make it impossible to save the existing Oak Trees. The Oak Trees near the center of the project fall within the area where the project requires more than 30-feet of cut or fill material from the Oak Tree base.

3aii. The existing location of the Oak Trees would preclude the development of street circulation system as required by the County and would preclude the construction of a detention basin and the re-grading of an old fill as would also be required by the County in order to develop this property.

3b. Oak Trees within the project, due to the elevation and location would preclude the street pattern, which provides circulation through the sub-division.

4. The proposed removal of 14 Oak Trees would not be contrary, or in substantial conflict with the intent and purpose of the Oak Tree Permit procedure. 29 Oak Trees on the subject property will be saved on an open space lot, so they can remain in their natural habitat without interfering with the development of the subdivision.

Rhoda Novak

RECEIVED
SEP 17 2007

From: Rhoda Novak [rhoda@johninovak.com]
Sent: Wednesday, September 12, 2007 5:44 AM
To: dkress@planning.lacounty.org
Subject: Issues to be discussed with commicioners about the hearing on tract 52652

Donald,

Thank you so much for your help. I'm documenting my concerns since I may not be able to attend the hearing to build 25 new homes on Randiwood Lane in West Hills.

I've lived at 6736 Randiwood Lane since 1969 and have seen several large fires and other smaller ones. Since our tract has Kittridge as the sole access, we have had significant problems during fires. Many of the families on Randiwood have three or more cars, vans or RVs, some of which are parked on either side of the street.

During the large fires, we've had many strangers come to view the fire, sometimes parking on Randiwood and blocking our driveways or other times parking on Kittridge and walking through Knapp Ranch part to get closer to the fire. I've had people ring my door bell and ask if they can help me carry out my valuables.

When we have large fire trucks lining Randiwood plus police and fire chiefs driving back and forth, the congestion is heavy on Randiwood. Factor into this the number of cars that are on the street due to people at work and strangers watching the fire, we have had major problems with getting out of the tract.

Also, the first fire vehicles to arrive are often LA City from the Platt station, several blocks away. We have helicopters landing to refill near Randiwood and Welby way, which also attracts the fire watchers and potential thieves.

During the large fire in 1972, we had to pull our cars into the street to be sure that we could get out of our driveway. In more recent fires, we've had so many strangers that I once had to call the Sheriff's office to get them to clear the tourists so we could leave our home.

Another concern is the exceptionally low water pressure of the four homes on Randiwood. Our homes were the last to be sold and the county required that we have pressure pumps in our garage. We were told that if they built across the street, they would correct our water pressure issues, in addition to providing adequate pressure to the new homes.

When we bought our home as first owners, we signed a paper that said we had expansive soil. I'm concerned that the new tract may disrupt the soil stability and or pose a water runoff risk to our neighborhood.

Also, the owners have failed to maintain the inexpensive wire fence that they were required to build to deter people from going into the hills, doing drug deals, inadvertently setting fires and other issues. There is substantial trash behind their fence and it the wires are broken in several places. Their lack of concern for our neighborhood increases my concern that the empty side Randiwood will become a dumping ground and that the new homes will remove their responsibilities to maintaining the portion of their property next to our home.

It should be a matter of public record that the owners or previous owners have been late or unable to have their property plowed in a timely manner to lower our fire risk. It isn't clear how or if they will gate off their new homes, but I have concern that the view from my home will be degraded and that the dumping of beer bottles, cigarette boxes, fast food containers and be made worse. Whatever the outcome of this hearing, the owners should be required to properly maintain and fence their property in a safe and sanitary way.

Thank you,
Rhoda Novak

Kress, Donald

From: Kress, Donald
Sent: Thursday, September 13, 2007 6:10 PM
To: 'Joel Kallich'
Subject: RE: thanks

Mr. Kallich—

I have not found significant additional information on this.

As the Initial Study (environmental) indicates, both Public Works and Fire were consulted on the traffic situation during emergencies. I have not talked with them. You may want to contact Department of Public Works and ask them about the basis of their review.

Donald Kress
Land Divisions.

From: Joel Kallich [mailto:jdkallich@yahoo.com]
Sent: Wednesday, September 12, 2007 11:06 AM
To: Kress, Donald
Subject: thanks

Mr. Kress
thanks for agreeing to look for and send to me the detail on the fire department decision making.

Best regards,
Joel

RECEIVED
SEP 26 2007

From: Jon Doyle [mailto:hibou@ix.netcom.com]
Sent: Monday, September 17, 2007 9:56 AM
To: 'dkress@planning.lacounty.org'
Subject: proposed development on Randiwood Lane, West Hills, Ca

Donald, I received a message that my original email to you was not delivered.....I am re-sending...

Donald,

I am Jon Doyle and I also live on Randiwood Lane in West Hills.

I got your email address from Rhoda Novak who is also a resident of Randiwood Lane.

I would like to take the opportunity to bring to your attention my opposition to any development in that area for which there are zero benefits to the residents of the street and to our little community here. You see, there are four parallel streets which run off of Kittridge which connects to Valley Circle Blvd.
Since the area to be developed is to the west and up the hill, my concern is that a project like this will require a tremendous amount of grading followed by months of construction.

The winds normally blow from the west to the east and therefore any dust or air pollutants will naturally be blown down onto the residents below. This is an in-escapable fact. I have live here since 1998 and I can assure you that the only east winds that we get are the santa ana conditions and those number less than 20 or 30 days per year.

The added noise and crowdedness will put pressure on this quiet area. It truly is a unique area and now greatly improved with the addition of the Ahmanson Ranch becoming a property of the Santa Monica Mountain Conservancy. I was under the impression that this particular property was being considered for purchase by the Santa Monica Mountains to add to the Ahmanson Ranch area.

Please keep this area as it currently is....thank you for taking the time to read my memo.

Jon Doyle
jdoyle@rbcbearings.com
mobile 818 807 2467

Jon Doyle
jdoyle@rbcbearings.com
mobile 818 807 2467

Please! NO Development on RANDIWOOD LANE

Your email does NOT WORK!

Kress, Donald

From: Joel Kallich [jdkallich@yahoo.com]
Sent: Tuesday, September 18, 2007 11:19 AM
To: Kress, Donald
Cc: Levine; Kuel; zev@bos.lacounty.gov
Subject: Comments on proposed new development - tract 52652

Re: Development of tract 52652 - Los Angeles County

Dear Donald Kress,

I believe that the approval by your agency and the Los Angeles County Fire Department of the development of this open space is a violation of Los Angeles County Codes 21.24.010 General requirements--Determination of adequacy and 21.24.020 Restricted residential access. Specifically,

- The current subdivision of 171 houses is 228% over the 75 house restriction in LA county code *Section: 21.24.020 Restricted residential access* which states "the street or street system shall serve not more than 75 dwelling units where the restriction is designed to be permanent and the street or street system traverses a wildland area which is subject to hazard from brush or forest fire;" (Ord. 85-0168 § 2, 1985; Ord. 10485 § 4, 1972: Ord. 4478 Art. 4 § 40.2, 1945.);
- The addition of 25 houses will increase the existing subdivision to being 261% over the 75 house restriction for fire evacuation routes;
- This is represents a 33% increase in the number of residences attempting to evacuate on a single street in the face of fire.

These additional houses will cause a significant increase in the danger to residents of the neighborhood in the event of a fire as there are already 171 houses with many children and fragile elders attempting to evacuate on a single street access to Valley Circle Boulevard. In the 2004 fire, the number of vehicles attempting to exit the neighborhood caused a terrrible traffic jam, putting many lives in danger.

In addition, the proposed development of 58 acres of land adjoins three public parks; Upper Las Virgenes Canyon Open Space Preserve, Knapp Ranch Park and Bell Canyon (El Scorpion) Park. These parks form the Los Angeles city gateway to the former 5,200-acre Ahmanson Ranch. The proposed development will impede trail access to miles of spectacular wilderness and public parkland. The subdivision will develop one of the last existing open spaces in the Los Angeles County west San Fernando Valley area which exists in the Santa Monica Mountains Conservancy and Rim of the Valley Corridor.

Please do not approve building these residences.

Sincerely yours,

Joel D. Kallich, Ph.D.

Robert and Kathleen Cromar
6755 Vickiview Drive
West Hills, CA 91307
818.883.4238
cromars@dslextreme.com

Mr. Donald Kress
320 West Temple Street
Los Angeles, CA 90012
Dkress@planning.lacounty.gov
VIA E-MAIL

RECEIVED
SEP 25 2007

CC: Peter Rothenberg, Westhills Homeowners Association
jaguarpete@sbcglobal.net

RE: **Proposed Land Development –**
Vesting Tentative Tract Map No. 52652
Conditional Use Permit No. 98-123-(3)
Oak Tree Permit 98-123-(3)

September 22, 2007

Mr. Kress:

We are residents of the neighborhood immediately adjacent to the proposed development. We are opposed to this plan for these reasons:

1. Our neighborhood of 176 homes has only one road, Kittridge Street off of Valley Circle Blvd, for fire access which is far above the current State Law mandate that allows only 75 homes per single access route. Further, our community is located in an area the Los Angeles County Fire Department designates as a "Very High Fire Hazard Severity Zone." The proposed development will add 25 homes with no additional fire access routes, placing our neighborhood at even greater risk.
2. Kittridge Street, as it enters our community, is bounded on the south by Knapp Ranch Park, which is in heavy use year round, but is particularly in heavy use in the spring months when the park's youth baseball season is in progress. During that time, traffic is very congested with the large number of people parking on the street, then crossing Kittridge with their children to enter the park. The additional traffic brought about by the proposed development would make the congestion and the hazard to pedestrians even worse.
3. We are opposed to the removal of ANY of the oak trees that are presently located on the property. Our opposition is based solely on aesthetic and environmental quality principles.

Given that it is not feasible to add an access road to this property, and given the already dense population of the west valley area, we feel the best use of this land is OPEN SPACE. The land should be acquired by the Santa Monica Mountains Conservancy and dedicated as park land for public use.

Thank you,

Robert Cromar

6626 Randiwood Lane,
Westhills, Ca, 91307,
September 23, 2007

RECEIVED
SEP 25 2007

Donald Kress,
LA County Department of Regional Planning

Dear Mr Kress,

I am a resident of Randiwood Lane in the Westhills section of unincorporated County. I am writing to you to express some concerns I have with respect to the proposed development being planned west of our development.

My two specific concerns are safety related, and both are tied to the single road access to the area.

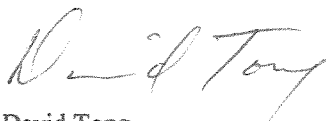
First, there is already a significant safety and traffic hazard due to the nature of the usage of Knapp Ranch Park on the south side of Kittridge. The primary safety issue is the volume and human-behavioural nature of pedestrian traffic on Kittridge during the baseball season. The parents already park on Kittridge and the surrounding streets, frequently jaywalk with their young children, and present sufficient traffic hazard that current residents sometimes avoid travel during game times. Adding more residential traffic to the mix by allowing this development will only exacerbate an already dangerous situation.

Secondly, and more importantly, I am concerned about the fire safety aspect of the additional homes. Approximately two years ago, the hills proposed for development burned. Fortunately, there was little wind, they are covered mainly with grass and low bushes, and the net damage was small. However, in attempting to get home to help my wife evacuate if necessary, I took approximately 5 minutes to get the short distance to Randiwood from Valley Circle. This was due to the volume of spectator traffic mixed with the emergency vehicles using the single access route. I subsequently checked with the fire department and discovered the following:

1) Current requirements are for a maximum of 75 homes per single access road; at the time our development was built, the existing ~175 were allowable. However, the addition of 25 more homes seems to me to definitely contradict the current law, as well as pose a major danger to the existing community.
2) I talked to Inspector Terrence O'Connell of the LA City FD Hydrants and Access Unit/Fire Prevention Bureau. He informed me that the County and City have "automatic aid" for our area, and that emergency calls can be responded to by either jurisdiction. Based on that fact, in the past (approximately 7 years ago, I believe), when requested by the County to evaluate an earlier proposal for developing the land, the City had rejected the plan based on lack of secondary access. It is my understanding that the City does typically co-sign for approvals in cases such as this. If you have not already addressed this safety concern with the City FD as well as the County FD, please ensure that the City Fire Department also reviews this development proposal prior to the hearing.

Thank you in advance for your consideration of these important safety issues. I do have work commitments on the day of the hearing (Oct 3), so I would appreciate receiving a written reply to my concerns, including both the name of the LA City FD individual who ruled on the proposal, and what his/her response was, prior to that date.

Yours sincerely,



David Tong
6626 Randiwood Lane, Westhills
(818)346-5809
dvkjtong@aol.com

Kress, Donald

From: Francesswan@aol.com
Sent: Monday, September 24, 2007 7:40 PM
To: Kress, Donald
Cc: jaguarpete@sbcglobal.net
Subject: Proposed Development at Randiwood Lane, West Hills

Dear Mr. Kress,

As a resident of the neighborhood, I am concerned about the subject proposed development, which should not be allowed for a number of reasons.

The development would exceed the legal number of homes allowed on a single access road per state law. In addition, this area is a high fire hazard area and exceeding the safe and legal number of homes would be a danger to the rest of the neighborhood.

There is a city park on Kittridge, the single access road, which is extremely heavily used by baseball leagues at certain times of year. The resulting traffic clogs up both sides of this narrow road daily for many blocks in all directions. Additional development would only add hundreds more cars to this nightmare of congestion.

As a Scenic Corridor, the tops of the hills along Valley Circle Blvd. should remain undeveloped and in their natural state.

I am in favor of the Santa Monica Mountains Conservancy acquiring this strip of land which would connect the various parks around the Ahmanson Ranch area. This seems to be the wisest and safest use of the property.

Please take these points into consideration and do not allow our neighborhood to become a fire trap and traffic bottleneck.

Thank You,

Frances Swan

See what's new at AOL.com and Make AOL Your Homepage.

Kress, Donald

From: dfitzpatrick12@charter.net
Sent: Tuesday, September 25, 2007 7:18 AM
To: Kress, Donald
Cc: jaguarpete@sbcglobal.net
Subject: Randiwoood - Westhills proposed development

9/25/07

D. Kress
320 West Temple
LA CA, 90012

Dear Mr. Kress:
I am a Westhills resident and reside at 6749 Julie Lane. I strongly oppose the proposed development. I am unable to attend the hearing on Oct. 3rd as I work. The time of the hearing is unfortunate as most residents work and will not be able to attend.

These are the reasons that I oppose the hearing:
1. Our area has a single access road for fires and emergencies - these additional homes will increase the fire danger in an area that is already a high hazard area.
2. The construction and new homes will add to the traffic congestion.
3. There is no need for new homes in the neighborhood - no demand- homes on the market are not selling.
4. I frequently hike the trails in the Upper Las Virgenes Canyon and El Escorpion Canyon - a better use of this land is to turn it over to the Santa Monica Conservancy and preserve the open space as open space is so limited in LA county and it would be a shame to waste this opportunity to save an area that blends into the existing designated open space.

Please feel free to contact me if you have any questions about my concerns.

Sincerely,

Diane M. Fitzpatrick
6749 Julie Lane
Westhills, CA 91307
818-598-0603

Kress, Donald

From: Fred Beck [wfredb@sbcglobal.net]
Sent: Wednesday, September 26, 2007 7:22 PM
To: Kress, Donald
Subject: Westhills-Randiwood Development

Dear Mr. Kress

I live at 6652 Daryn Dr in Westhills and would like to lodge my protest for this development.

The project will only compound an already horrific traffic problem.

In the spring and summer the traffic on Kittridge is overbearing. The addition of construction and resident traffic will make the situation worse.

An example is during a recent fire we were told to evacuate our home by the Sheriff, traffic leaving the area was gridlocked because there is only one way in & out of the neighborhood.

I as well as my neighbors are concerned about the fire hazards/ingress and egress in our neighborhood.

Thank you

W. Fred Beck

(818) 883 3733

AGENDA ITEM NO. 9

VESTING TENTATIVE TRACT MAP NO. 52652

ADDITIONAL CORRESPONDENCE, PHOTO SIMULATIONS, AND PHOTOGRAPHS

REGIONAL PLANNING COMMISSION PUBLIC HEARING

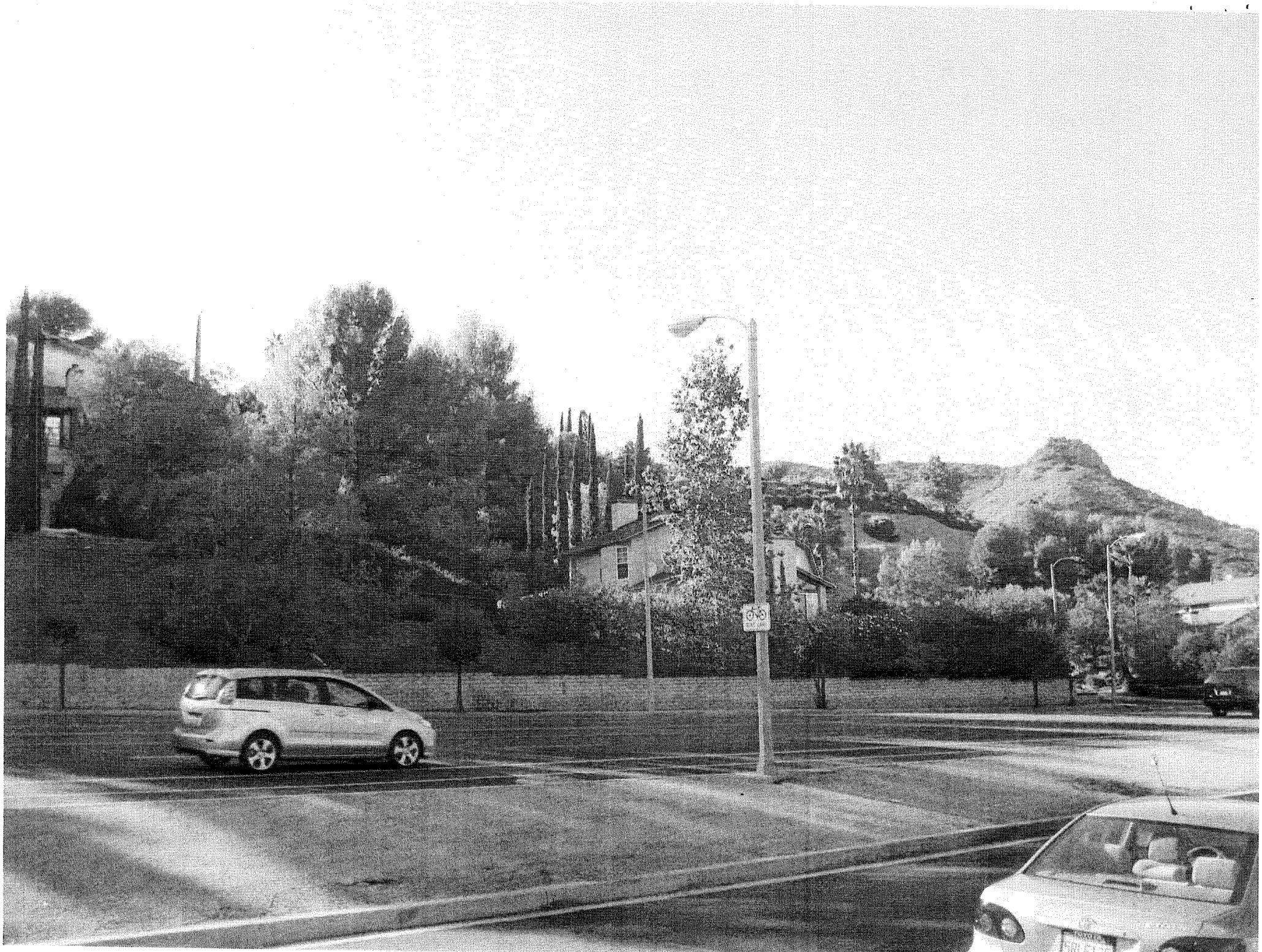
10-3-07

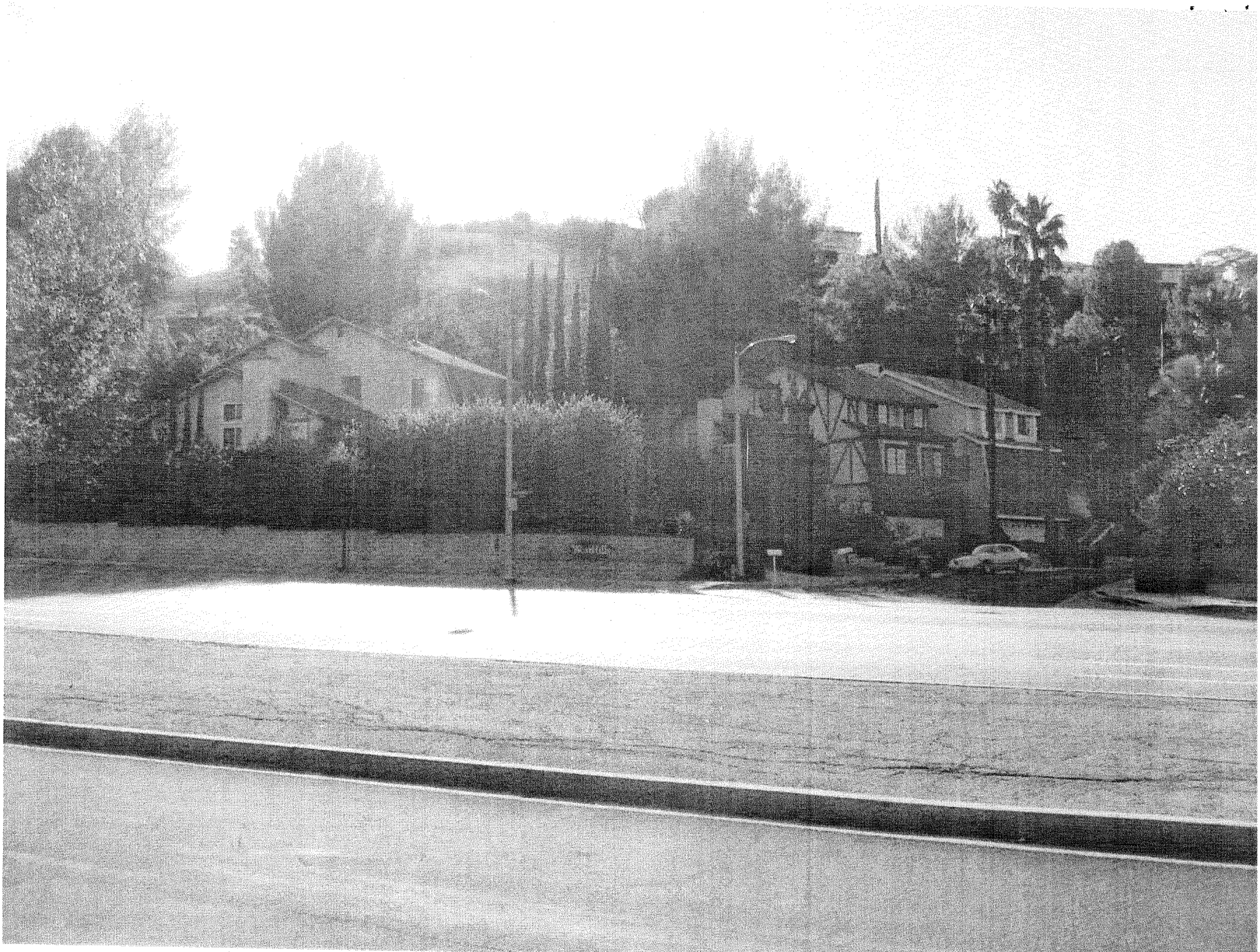
PHOTOS FROM VALLEY CIRCLE BOULEVARD

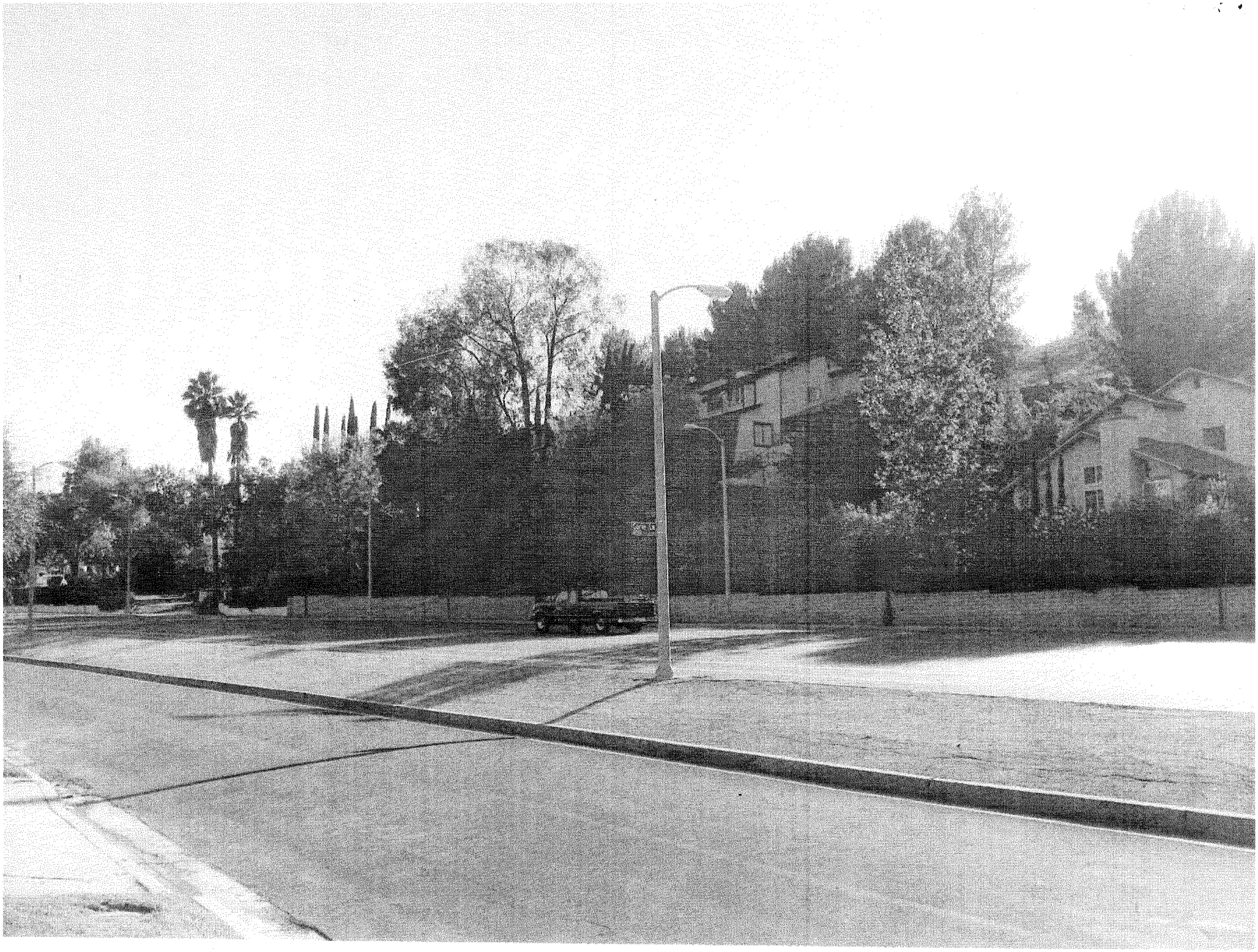
TAKEN BY DRP IMPACT ANALYSIS SECTION

OCT. 2, 2007

6 pages







Kress, Donald

From: JOHN OCONNELL [jckocn@sbcglobal.net]
Sent: Thursday, September 27, 2007 12:23 PM
To: Kress, Donald
Cc: jaguarpete@sbcglobal.net; rhoda@johninovak.com
Subject: Meeting on Oct.3 on proposed development on the west side of Randiwood Lane

Donald

I hope you can help us. I will not be able to attend the meeting
I have been living at 6752 Randiwood Lane for over 20 years and have experienced at least two major fires. One destroyed a gazebo in our neighbor's backyard.With all the fire engines and lookerons it was impossible to go down Kittridge Ave.An additional 25 homes will make it even tougher and more dangerous.
During the baseball season Kittridge is jammed with cars of people using the park. Traffic from an additional 25 homes will make it even more dangerous.
Our water pressure is extremely low already and will only get worse with 25 more homes
An additional 25 homes will destroy the view of our beautiful mountains for all generations to come and the possibility to joining the three parks surrounding Westhills
Please help us
THANKS FOR YOUR CONSIDERATION

Bernice and John O'Connell

Jack

Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Inte

Kress, Donald

From: Donna [ddetam@earthlink.net]
Sent: Thursday, September 27, 2007 12:27 PM
To: Kress, Donald
Subject: Oppose Westhills development

Mr. Kress,
I am opposed to the proposed development as it would be a large hazard to all the homeowners in the event of a fire or other disaster, having only one access road for over 200 homes. I have lived through three fires at my doorstep with all the accompanying chaos and having more homes, autos, and the need for more fire personnel would pose a threat to safety.

Please consider my concerns and the concerns of the Westhills Homeowners Assn.

Thank you,
Donna Detamore

WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307

September 26, 2007

Mr. Donald Kress, Regional Planning Assistant II
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, California 90012

RECEIVED
SEP 27 2007

Subject:
Vesting Tentative Track Map No. 52652
Conditional Use Permit No. 98-123-(3)
Meeting Date: October 3, 2007

Background

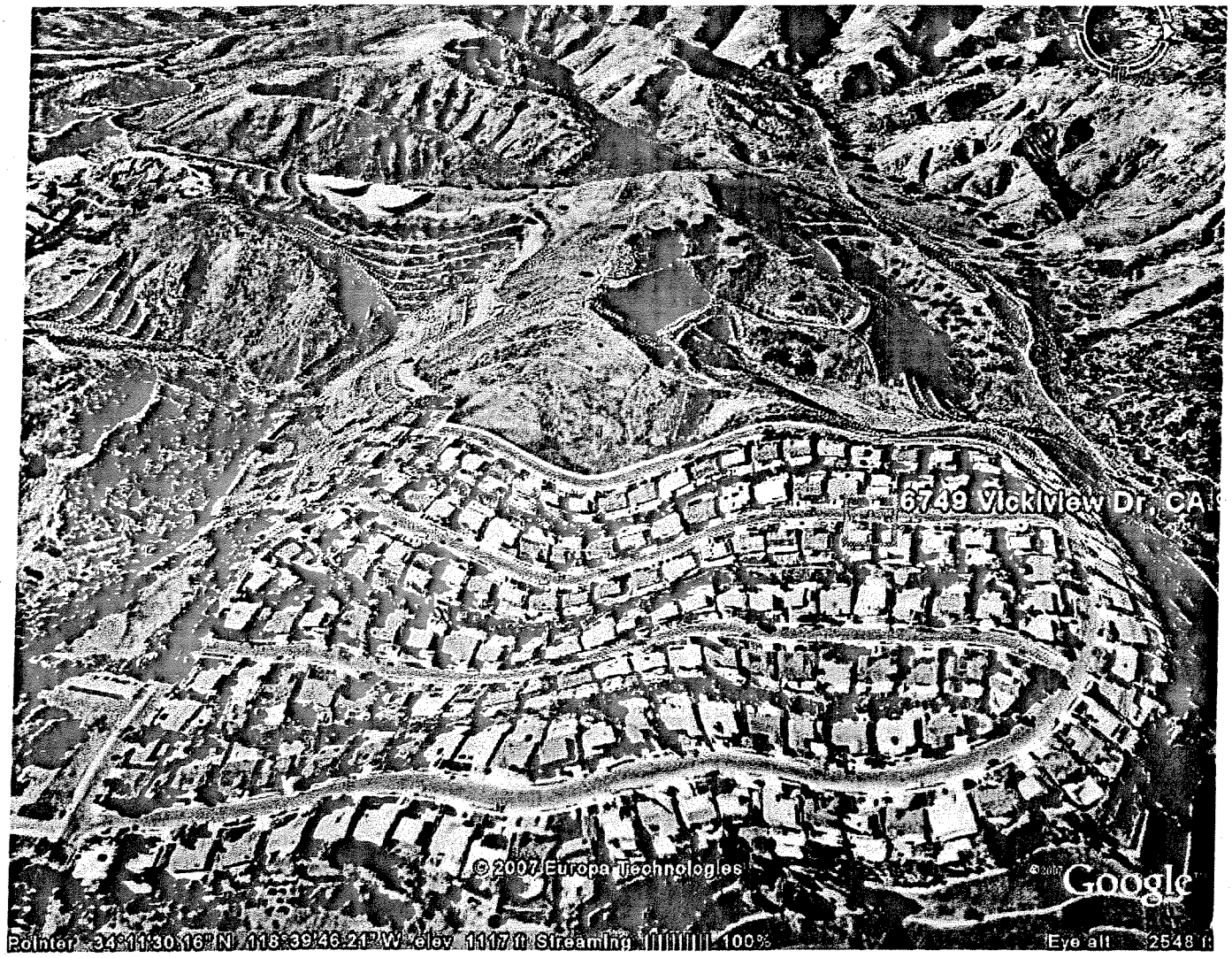
Westhills is a small community in the western end of the San Fernando Valley off Kittridge Street and Valley Circle. It is located in an unincorporated section of LA County. It includes all the county land from Kittridge on the South, to Vanowen on the North (including the condominiums on the North side of Vanowen) and from Valley Circle on the East and the Los Angeles County line on the West. The Westhills Homeowners Association represents the residents of the 176 single-family homes directly in front of the proposed development. Its authority comes from the CC&R's established by the original builder. The WHOA has contacted all the home owners in the development and this letter represents the consensus of the community. This letter does not preclude residents writing or participating at the meeting with their own issues with the proposed development.

The picture on the next page is a 3D image of Westhills from Valley Circle to the LA County Line (looking West). The treed area on the left is Knapp Ranch Park, the open area on the right is EL Escorpion Canyon Park and the area beyond the water tanks at the top of the hill is Upper Las Virgenes Canyon Park. Kittridge Street, the only access street in and out of Westhills, is on the left side of the picture. The line between Los Angeles county and Los Angeles city goes down the middle of Kittridge Street until the street curves right. At that point the homes on the left side of Kittridge are in LA County. Because the Westhills community is in LA County it is protected by the LA County Fire Department. However, the closest fire station is the Los Angeles Fire Department Company 105 on Fallbrook and Victory Blvd., and under the mutual aid agreement, they are the first responders.

The Major Issue is Fire Safety

Westhills is in a "Very High Fire Hazard Severity Area", formerly known as a Fire Zone 4. Under LA County Code sections 21.24.010, 21.24.020, and 21.24.030, there should be a maximum of 75 houses on this single access road (Kittridge Street). Section 21.24.020 paragraph 2 specifically states, "75 dwelling units where the restriction is designed to be permanent and the street or street system transverses a wildland area which is subject to hazard from brush or forest fire." The number of existing homes is 176. The new sub-division would add 25 an additional homes, making a total of 201. Westhills is in a "Wildland Area" according to the LA County Geographic Information Systems (GIS) map.

WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307



The Westhills community has had a very graphic experience of this fire danger during the Topanga Fire in 2005. The fire burned up to the edges of the current Westhills development (engulfing portions of the proposed development land) on three sides, North, South and West. It was only through the heroic efforts of the many firefighters assembled in Westhills that the fire was stopped. Many pieces of fire department equipment from all over the state were staged on Kittridge Street, Randiwood Lane and Welby Way. There were also many on-lookers in the neighborhood blocking areas of Kittridge and, in some cases, the driveways of homes making evacuation difficult. The LA County Sheriff Department did prevail and evacuations began. Then the fire turned once again toward Ventura County and the neighborhood was spared. As evidence of the fire, you can see on the developers plan the removal of oak trees damaged in the fire, to be replaced with new ones. While the presence of the new development could provide some protection from the West, it does not, in any way, mitigate the fire danger from the North and South. In addition, the undeveloped areas of the proposed development land will continue to present a fire danger to the community from the West.

The Topanga Fire was not an aberration. Every two or three years there have been fires which have threatened our single access Westhills community. There was one fire which required fire engines to leap frog from house to house while helicopters dropped fire retardant on the slopes along Welby Way and Julie Lane. Many residents were on their roofs with watering hoses to prevent the hot embers from igniting their structures. There was one Gazebo destroyed and several houses scorched by the flames which came up the canyon from El Escorpion Canyon, some flashing over the roofs of the houses.

During baseball season the three baseball fields in Knapp Ranch Park are in full use and Kittridge Street is full of cars of families attending the games. These families also park along the perpendicular streets off Kittridge making maneuvering in the area very difficult. A fire emergency during this time would create major traffic congestion in the area, blocking fire equipment trying to get into the area, as parents of the baseball players and residents were trying to evacuate at one time.

Several attempts have been made in the past to create an alternate fire access road to the proposed development. However, the three parks and the terrain have made it not feasible. Remember that the current Westhills Community exceeds the maximum allowable limit for a single access road with 176 homes already built.

The developer, in his report to the fire department, indicated that there were only 25 homes to be developed in this single access area. While technically correct, the report fails to consider the fact that there are already 176 homes served by the same single access road. In the past the LA County Fire Department has had the LA City Fire Department review planned development in this area, the LA City Fire Department being the first responder to Westhills. This step appears to have been neglected. We urge the commission to direct the LA County Fire Department to collect and review any concerns from the LA City Fire Department. Discussions with the LA City Fire Department by the Westhills Homeowners Association and others indicate it has some reservations about the project.

Because of the dangers introduced by the addition of 25 homes to a single-access development of 176 homes in a "Very High Fire Hazard Severity Area", a Wildland Area and the scenic corridor of Valley Circle, **no development should be allowed.**

Scenic Corridor

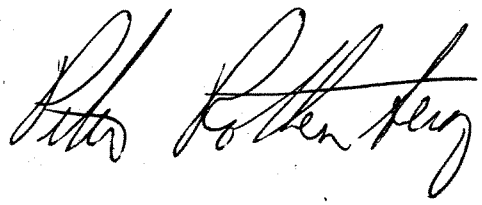
According to the LA County Master Plan, Valley Circle Blvd. is a designated scenic corridor. It has bicycle lanes on both sides of the street directly in front of Westhills. The bicycle lanes were added when the street was designated a scenic corridor. Under the provisions of the LA County Master Plan, no obstructions to view of the mountain area shall be erected and the ridge lines must remain clear of all development. The proposed development covers the ridge line of the hills to the West of Westhills blocking the view.

WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307

Alternate Use

Because the development area is connected to Knapp Ranch Park, Upper Las Virgenes Canyon Park and El Escorpion Canyon Park, it would make an ideal addition connecting these three open space areas. In March of 2006 the Santa Monica Mountain Conservancy agreed with this conclusion and approved the property for acquisition. This development option is the one supported by the majority of the Westhills homeowners concerned with the development of this property. The residents are concerned about the additional traffic, major construction debris, damage to the roads from heavy vehicles and the loss of the rural park-like atmosphere of the current Westhills Community and most importantly that the additional homes in a single access road will increase the fire hazard to our area.

Therefore the Westhills Homeowners Association requests that the Los Angeles County Department of Regional Planning **deny the Conditional Use Permit** for this property.



Peter Rothenberg, President
Westhills Homeowners Association
6749 Vickiview Drive
Westhills, CA 91307
818-883-4015
jaguarpete@sbcglobal.net

Kress, Donald

From: jim duthler [jim_duthler@charter.net]

Sent: Sunday, September 30, 2007 6:26 PM

To: Kress, Donald

Subject: Opposed to Tract No. 52652 under CUP No. 98-123-(3)

Dear Mr. Kress:

We are opposed to the creation of Tract No. 52652 under CUP No. 98-123-(3), near the intersection of Kittridge Street and Randiwood Lane.

As 35-year residents of this neighborhood, we are well aware of the difficulty of evacuating Westhills during brush fires or other emergencies. Not only is the single egress street (Kittridge) is required to serve 176 homes which is in excess of 75 homes in the current state guidelines, but there are other stress factors. Kittridge Street also serves Knapp Ranch Park and is seriously congested during baseball games and other park activities, without having an emergency. Kittridge Street is also the access route that LA City Fire Department uses to reach their helispot at the top of the hill. Just imagine the potential chaos we and our neighbors face during an evacuation if we have to contend with hundreds of little-league families from the park, while also avoiding incoming LA County fire equipment arriving to protect our homes and LA City fire equipment trying to make their way to the helispot.

In view of these considerations, we are opposed to the proposed development because of the additional traffic stress.

Sincerely,
Carl James Duthler
Karen Ann Duthler
14615 Welby Way
Westhills, CA 91307

Kress, Donald

From: Paul Edelman [edelman@smmc.ca.gov]
Sent: Monday, October 01, 2007 6:07 PM
To: Kress, Donald
Cc: Saltsman, Ben
Subject: Oct. 3 RPC Hearing VTT Map No. 52652
Attachments: 4-30-07 Item 10(a) Comment Letter.pdf

<<4-30-07 Item 10(a) Comment Letter.pdf>>
Hello Don Kress - Did the Conservancy's 4/30/07 letter not get into the file? It should be in the staff report. The Conservancy was not mailed a copy of the MND just the Notice of Consultation. Paul McCarthy and I talked about this at length before we submitted this letter. Our Board Secretary mailed it May 10th as addressed.

Please be sure that this letter is provided to the Commissioners.

The Santa Monica Mountains Conservancy is totally opposed to this project and finds the Mitigated Negative Declaration deficient.

Paul Edelman
Deputy Director of Natural Resources and Planning

STATE OF CALIFORNIA–THE RESOURCES AGENCY ARNOLD SCHWARZENEGGER, *Governor*

SANTA MONICA MOUNTAINS CONSERVANCY
RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207

April 30, 2007

Paul McCarthy
Impact Analysis Section
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Comments on Notice of Consultation for Tract No. 52652
Adjacent to Upper Las Virgenes Open Space Preserve

Dear Mr. McCarthy:

Rare is it that a mass grading (one million cubic yards) project next to two City-owned parks and the premier State-owned wilderness park in the Simi Hills is proposed in unincorporated Los Angeles County. The proposed 40-acre grading footprint on the subject 58 -acre property would result in significant, adverse visual impacts to Conservancy-owned Upper Las Virgenes Open Space Preserve, Knapp Ranch Park and El Escorpian Park. The complex terrain of the site is visible from public parkland from all possible angles. The Conservancy disagrees with the County's Initial Study that the project's visual impacts can be mitigated to a level less than significant. An Environmental Impact Repot is essential to allow decision makers to assess less visually damaging alternatives.

Incompatibility of Proposed Project with Site Topography and Drainage

The topography of the site provides for a single approximately 15-acre, semi-shielded natural bowl area into which development can be located. This bowl most assuredly was filled in approximately between 1965 and 1975 as evidenced by a tall north-facing fill slope with v-ditches and a down drain. Approximately 75 percent of the entire 58-acre property drains to the bottom of this fill slope. The proposed project would cut all of the ridgelines on the subject property to further fill this natural bowl and push the limit of fill approximately 200 feet northward to the boundary of El Escorpian Park, approximately 40 feet from one of the most popular hiking trails in the San Fernando Valley. The fill slope would be at least 500 feet in horizontal depth, from toe of slope to lot level, and at least 200-feet-high. The proposed project does not fit the inherent topographic constraints of the site if it requires such an unprecedented massive fill slope.

A major constraint of building on the subject property is the need to raise the elevation of the development area's low point to a height equal to the intersection of Randiwood Lane and Welby Way. Most certainly County regulations do not permit the release of tens of thousands of gallons of suburban runoff directly into a City-owned wilderness park and riparian habitat area. The proposed massive fill slope rising from the El Escorpian trail is a direct result of the need to take 45 acres of what is now clean natural drainage area to be converted in suburban uses and to be able to get it into the storm drain system. Most likely the short extension of Welby Way across the City boundary to the proposed detention basin access road is an artifact of the City's prohibition of accepting drainage from unincorporated areas being directly released into storm drain system on City streets.

In short the project uses mass grading of many landforms to make a large lot, 25-home subdivision fit where only an approximately 15-acre project can be developed without unavoidable significant adverse visual impacts. If it is imperative that the project have a new water tank located within 70 feet of the Upper Las Virgenes Open Space Preserve on a prominent plateau, then an additional two acres of grading disturbance footprint would have to be part of any project that remained in the natural bowl area described above.

Reduced Project Footprint - Park Viewshed Protection Alternative

The Conservancy requests that the following park viewshed projection alternative with twenty lots be included in the Draft Environmental Impact Report (DEIR). All of the project grading would be confined to a footprint outlined by the following boundaries. The boundary utilizes the ridgelines of the natural protected bowl area. All of the referenced points are shown on the tract map circulated with the Notice of Consultation.

It must be emphasized that a comprehensive viewshed analysis of the proposed project and each DEIR alternative must be included in the DEIR. However, this recommended Park Viewshed Protection Alternative provides a solid base for a project that minimizes adverse viewshed impacts while providing a large development footprint.

The central entrance point to the tract would remain the same between lots 25 and 10. All of the area shown within the following lots could or would be entirely graded: lots 1,2,3,8,9,10,11,18,19,20,21,22,23,24 and 25. That is fifteen whole lots including slopes.

Five additional partial (smaller than 0.5 acre) lots would be included in the footprint. The pad (non-cut slope) area of lot 17 would or could be gradable. The flat pad (non-cut slope) area of lot 16 would or could be gradable for only those portions in the El Escorpian

watershed. The flat pad (non-cut slope) area of lot 16 would or could be gradable for only those portions in the El Escorpian watershed. All portions of lot 7 in the El Escorpian watershed would or could be gradable. Lots 11 and 12 would have driveways on Randiwood Lane and all grading must be confined to the eastern half of each lot. The toe of the big fill slope on the northern grading footprint boundary could not extend more than 40 feet northward from the existing toe of slope. An extension of more than 40 feet would result in unacceptable trail viewshed impacts.

The detention basin would be smaller and located approximately where it is shown on the tract map. The applicant would establish 40 five-gallon oak trees and 40 California black walnut trees in the area at the bottom of the fill slope, watered to the extent possible by the concentrated runoff from the slope.

If a water tank for the Las Virgenes Municipal Water District is necessary, than a minimum grading access road cut into the hillside at the back of lots 19-21 should be included as shown on the tract map circulated with the Notice of Consultation. The water tank and recreation complex access road shown on the tract map involves so much grading purely as an artifact of the mass grading for the proposed lots below and the large pad for the 0.89 -acre Recreation Lot.

Additional Comments

The Conservancy's recommended 20-lot DEIR alternative includes 15 lots with a minimum size of 0.75 acres and pads in excess of 15,000 square-feet. The other five lots on average include 0.35 acres gross and minimum 10,000 square-foot pads. All of these lots dwarf those in the immediately surrounding neighborhood. The applicant should have adequate flexibility within this grading envelope to mix and match product type and result in an economically feasible project. There are no overriding considerations to public benefit to allow a grading footprint that exceeds that recommended in the Conservancy's alternative project. If housing is needed, within the proposed Conservancy footprint, the applicant can build over 30 houses equivalent in size to those on Randiwood Lane.

If the applicant states that only the proposed project will support the necessary project infrastructure, then that complete economic analysis must be transparent and fully available to decision makers and the public. The County is under no obligation to approve a project with unavoidable, significant adverse visual impacts to three large public parks because somebody paid too much for a piece of property. The Conservancy's recommended

Reduced Project Footprint - Park Viewshed Protection Alternative, or some closely equivalent project, provides a strong economic return on the subject property.

Please direct any questions and all future correspondence to Paul Edelman of our staff at the above address and by phone at (310) 589-3200, ext. 128.

Sincerely,

Elizabeth A. Cheadle

ELIZABETH A. CHEADLE
Chairperson

Kress, Donald

From: Joel Kallich [jkallich@charter.net]
Sent: Monday, October 01, 2007 8:44 PM
To: 'Peter Rothenberg'; 'Ben Saltsman'; 'Bob Lancet'
Cc: kzelensk@fire.lacounty.gov; dnmetro@dailynews.com; Kress, Donald
Subject: RE: Oct. 3 RPC Hearing VTT Map No. 52652
Attachments: Fire Came Too Close.jpg

Dear Regional Planning Commission:

The staff report concludes that "resident evacuation and emergency vehicle access during fire … is addressed through improvements in the proposed project that provides an enhanced buffer that provides extended fire protection to the community." (page 8)

This conclusion is incorrect as the existing community will still be surrounded by public parks on both the north and south sides with steep slopes and extensive brush.

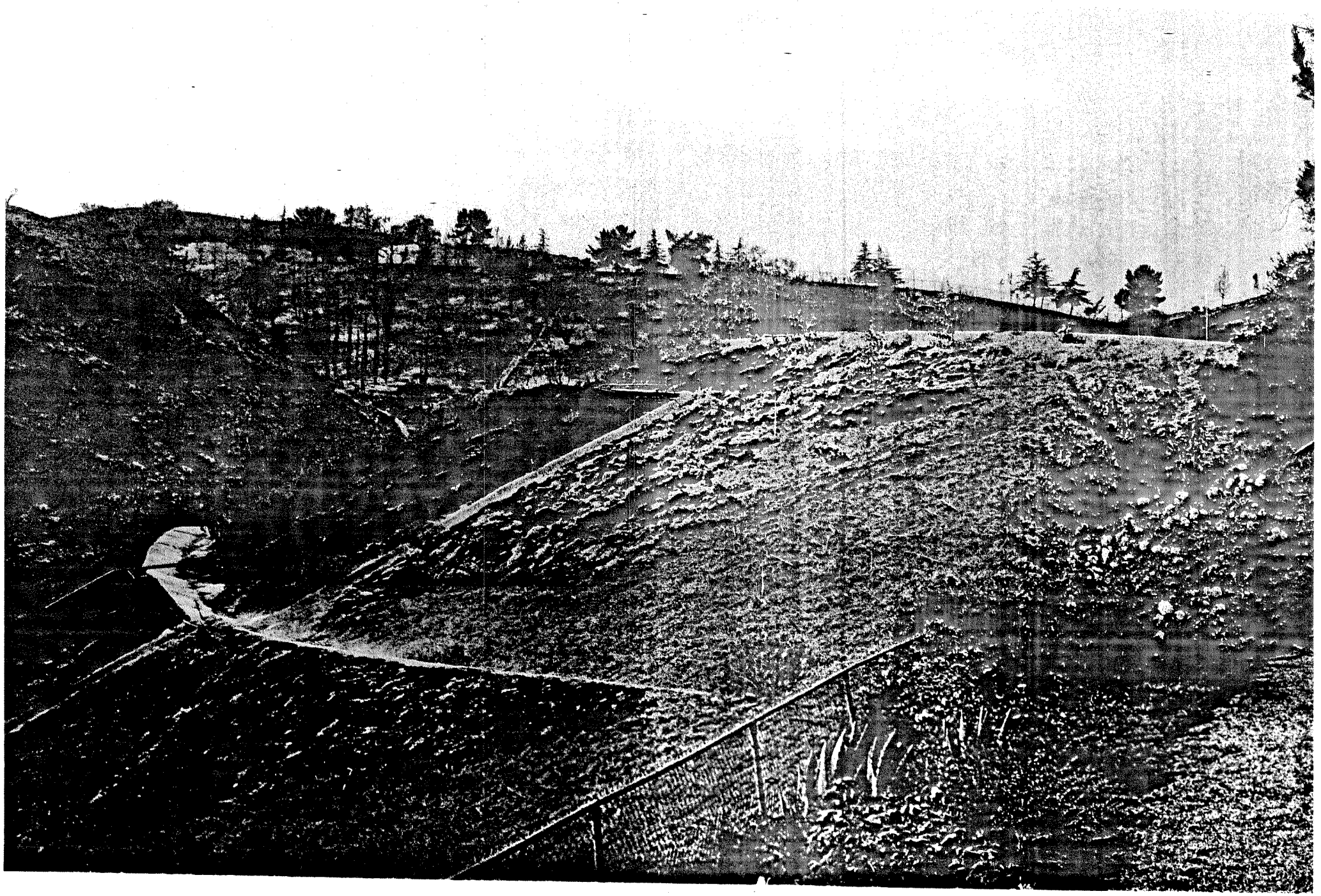
The recent fire (September 28, 2005) came at Westhills from several directions including from the west, south and north. As evidence I provide the view from our backyard after the fire, looking south west. You can see that there is not a tree left unscathed and the fire came within 10 feet of our property line. The proposed development would not have provided a buffer to my residence – nor any residence on the south side of Kittridge Street in this fire.

While the staff is correct that the front of our residence would be buffered by this proposed development, they are incorrect that it provides extended fire protection to the community. In fact, these residences will make an existing situation more dangerous for the current residents of the community and put the residents of these new homes directly in the line of future fires.

Why is the existing Los Angeles County code for safe emergency egress and exit not being followed for a parcel of land that has such a large impact to the surrounding community?

Sincerely yours,

Joel Kallich



Rec'd via e-mail
10/1/07

Donald Kress,

I want to voice my opposition to the planned development in West Hills, West of Randiwood lane. I can't be at the hearing on the 3rd so here are my concerns:

It is my understanding that in order to have any more housing in this area there needs to be another main road, and for many years that is what I heard as the reason for nothing being built west of Randiwood. Has anything changed to allow that now?

In just the past few weeks there have been two stop signs added on Kittridge because of traffic concerns, this will only bring more traffic.

During the baseball season there are many cars driving on all the streets near the park area and for blocks around, and this is a major traffic concern. I can' see any more homes being built that would add to this traffic. Many children are crossing in this area at those times.

My last comment is the most important for me to make because I live on Randiwood Lane, and a few years ago there was a major fire in the exact area that these new homes would be built. There were many Fire Engines on Randiwood lane (about 25) and a command post was set up there. If there were any homes on the site of the proposed building area they all would have been in the path of the fire as burned as far as street on Randiwood lane.

Thank you for your consideration in this manner.

Paul and Rita Hyman
6638 Randiwood lane
West Hills CA 91307

October 2, 2007

RE: Tract #52652 HEARING TOMORROW!!!!!

Paul McCarthy
Impact Analysis Section
Los Angeles County Dept of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Save Open Space/Santa Monica Mountains (SOS) represents one thousand residents in Los Angeles and Ventura counties.

SIGNIFICANT VISUAL IMPACTS

SOS believes that there are significant visual impacts from this proposed project that will result in 40 acres being massively graded and the earth movement of one million cubic yards. This is a significant impact that cannot be mitigated. The visual impact on the newly purchased Ahmanson Ranch parkland will also be significant. There will be a significant impact on the earth with a huge fill slope.
This project is substantially visible from and it will obstruct views of regional hiking and riding trails. The project will impact through substantial grading and landform alteration an undeveloped area, which contains unique aesthetic features. This proposed project would significantly be out of character in comparison to adjacent natural park uses and significantly impact the view shed. The proposed water tank will significantly impact park views.

SIGNIFICANT WATER QUALITY AND RESOUCES IMPACTS

It will have a significant impact on water quality by transforming what is now 45 acres of clean natural drainage area causing huge amounts of urban run-off. The proposed project will significantly impact core wildlife habitat areas, a drainage course, sensitive habitat of oak woodlands and known native sensitive species.

SIGNIFICANT GEOLOGY AND HAZARD ISSUES

This area is full of landslides, unstable geology, high slope instability and mudflows. The proposed massive grading and fill will just make the geology problems more significant. How is this property listed in the new State Geological Hazards Maps? Will the project entail substantial grading and alteration of the topography including slopes of over 25%? We believe this to be a significant impact.

ROCKETDYNE POTENTIAL HAZARDS

The earth must be tested for all Rocketdyne chemicals and specific radioisotopes. This is within 5 miles of the Rocketdyne facility, which burned chemical, wastes and blew up hot lab canisters for many years. These Rocketdyne toxins and fission products (from nuclear meltdown/accidents) went into the air and the prevailing winds were over this property. A Health Risk Assessment (HRA) is necessary to protect future residents and the surrounding communities who might be exposed to toxic grading dust from this project.
Chemicals and radioisotopes used at Rocketdyne have been found in nearby Dayton Canyon thus delaying that development until DTSC can complete its Health Risk Assessment. This HRA must be a part of the Environmental Impact Report on this project.

In as much as there is substantial evidence that the project may have a significant impact on the environment, we believe that an Environmental Impact Report is necessary under CEQA law.

Thank you for your kind attention.

Mary E. Wiesbrock, Chair

Kress, Donald

From: sshteir@aol.com
Sent: Wednesday, October 03, 2007 5:26 AM
To: Kress, Donald
Subject: Public Comment Letter-Opposition to Development of Tract 52652 from Audubon

October 2, 2007

Donald Kress
Department of Regional Planning
320 West Temple Street
Los Angeles, CA

Dear Mr. Kress,

The San Fernando Valley Audubon Society, an 1800 member environmental organization, urges you to reject any proposals for development of tentative tract number 52652.

The proposed development site adjoins Upper Las Virgenes Canyon Open Space Preserve, Knapp Ranch Park and Bell Canyon Park, which are essential recreation areas for many Los Angeles residents, as well as important habitat for California native species.

Any development on this 58 acre tract will impede trail access to miles of spectacular wilderness and pose a significant fire evacuation problem for local residents. Additionally, this parcel is on the acquisition list of the Santa Monica Mountains Conservancy because it is one of the last remaining open spaces in the West San Fernando Valley area.

Approval of the development of this open space also appears to be in violation of Los Angeles Codes 21.24.010 and 21.24.020 because the current proposal of 175 houses far exceeds the 75 house restriction outlined in Restricted Residential Access- "The street or street system shall serve not more than 75 dwelling units where the restriction is designed to be permanent and the street or street system traverses a wildland area which is subject to hazard from brush or forest fire" (Ord 85-0168 S 2, 1985; Ord 10485 S4m 1972; Ord. 4478 Art. 4 S 40.2, 1945)

My organization contends that the best use for this public parcel is to ensure that it becomes an acquisition for the Santa Monica Mountains Conservancy. Los Angeles residents need for open space and fire safety should trump this misguided development proposal.

Sincerely,

Seth Shteir, Conservation Chair
San Fernando Valley Audubon Society
14355 Huston St.,#225
Sherman Oaks, CA 91423
818-995-6429
sshteir@aol.com

Email and AIM finally together. You've gotta check out free AOL Mail!

October 2, 2007

Katheryn McMurrin
6805 Valley Circle Blvd
West Hills, CA 91367

For Morning Hearing

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

VIA FACSIMILE – For October 3rd Hearing

Vesting Tentative Tract Map Number 52652 - LACO PN 98123

Dear Commissioners:

Since when can somebody wipe out over 30 acres of the Simi Hills based on a Mitigated Negative Declaration with 1970s levels of analyses? Worse yet, when the flattest area is over 25% slope and most of the property is 50% slope or greater. Even worse when the destruction is next to the preeminent natural area for Calabasas and the west San Fernando Valley, the Ahmanson Ranch now known as the Upper Las Virgenes Open Space. Where is the EIR with less damaging alternatives? This project can clearly be supplanted with a substantially level visually damaging project! For example the MND includes no analysis of how a substantial recreation complex and/or new water tanks on a high point directly next to significant State parkland will affect park and trail views. Not one sentence.

Where is your and the staff's credibility as professional planners looking out for the public interest? If the staff is telling you that you have to approve this project "by right", they are flat out misinforming you. The level of impact analysis in this project is

generally less than many Parcel Maps (four units or less) that come before you and other bodies. How can a project of this magnitude be mitigated to a level of less than significant impacts with virtually no visual study and a single short, vacuous sentence composing the entire visual mitigation measure section. This project most likely will result in unavoidable significant adverse visual impacts to public lands and trails. For this reason it is the County's obligation to look at less damaging alternatives and circulate those for public review and comment. That was not done. This is not a "by right" project by any stretch. I ask you to send it back for an EIR without hesitation.

Do you feel comfortable going forward with not a single viewshed analysis figure or written analysis to underpin your very significant decision?

The Initial Study of the Mitigated Negative Declaration includes numerous potential significant impact check offs for potentially significant impacts. State law requires the MND to specifically explain how specific mitigation measures will reduce the level of significance for each potentially significant impact that is claimed to be mitigated to a level less than significant. The MND fails to include any specific mitigation for most potentially significant impacts. Where mitigation measures are included, the MND includes no specific explanation of why or how that mitigation measure will reduce impacts to a level less than significant.

For example, the Initial Study for Visual Qualities concludes that the project will have a potentially significant impact because it is substantially visible from or will obstruct views from a regional riding or hiking trail. More specifically it states, "There are several trails located on and around the project site. The Rim of the Valley Trail is located 248 feet north or (typo repeated) project site. That is the full MND trail viewshed impact analysis. Pretty lean? The only mitigation measure for the entire set of

potential visual impacts is as follows: "Structures must be screened from park land by native trees and vegetation.

In this era (and in past ones) that level of mitigation specificity is both a joke and inadequate per the California Environmental Quality Act (CEQA). The CEQA document must define what structures, what park land, and how much screening must occur, how, when and for how long. The MND is inadequate and flawed.

In addition the MND includes no maps or figures to show how the proposed project would affect any of the trails along the northern and western project boundaries. This omission prevents decision makers from understanding both the project and its potential adverse effects.

The CEQA analysis must analyze how the proposed 200 feet high fill slope right next to the El Escorpian trail on City park land does not pose a potential significant visual impact. The MND is fatally flawed.

In the Biota section the Initial Study concludes that the project could result in significant adverse impacts on every checklist item A-G. The only mitigation measures are that: one - the Forester will be consulted, two - that birds nests will be checked for, and three - that a plan will be submitted to "restore woodland and scrub on the site." Deferred mitigation—such as saying a restoration plan will be submitted and implemented is not consistent with the requirements of CEQA. This mitigation measure is deficient because it does not say what specific area will be restored, how and when it will be restored, and how that restoration will be guaranteed.

The MND says the open space lot will be protected by a covenant that prohibits grading and structures. That does not prohibit animal keeping, fencing, grazing, vineyards, orchards, equestrian uses or any agriculture. This level of protection is

inconsistent with using the "open space" lot as a restoration site and thus the MND is inadequate. The only way we the public can be assured that the "open space lot" will be permanent natural area is if all of the ungraded land is given to a park agency prior to the developer being allowed to grade a single blade of soil. The MND will remain inadequate until such protection is explicitly defined and included as a mitigation measure.

An EIR is the only sane conclusion. It is a sad day if you approve an MND to grade at least 900,000 cubic yards of earth next to a major natural area based on a paper thin MND.

Thank you for the opportunity to comment on a CEQA document that leaves the County so exposed and our natural areas and trails totally ripped off. What caused the County to regress 30 years in its level of environmental review on this one?

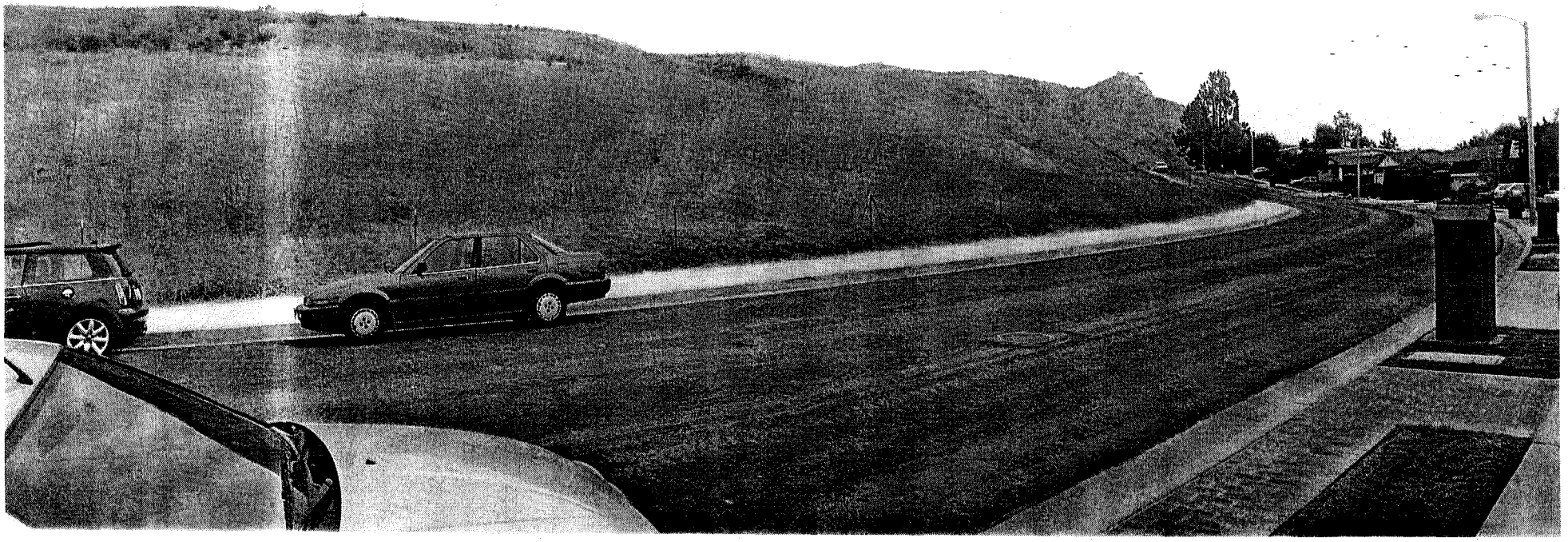
With all due respect,

Katheryn McMurrin

PHOTO SIMULATIONS

PROVIDED BY APPLICANT

6 pages

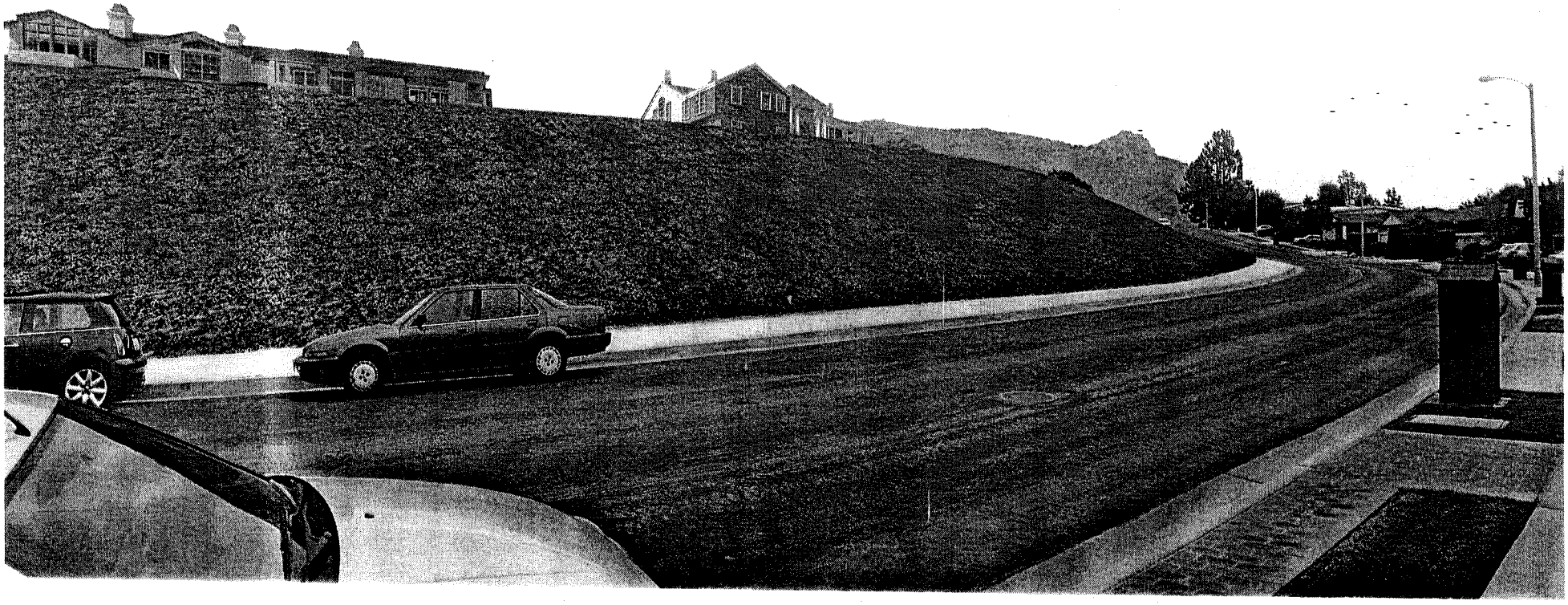


FAYE ESTATES

HOUSER RESOURCES INCORPORATED

VIEW NW. FROM RANDIWOOD LN.

VIEW OF PROPERTY AT PRESENT

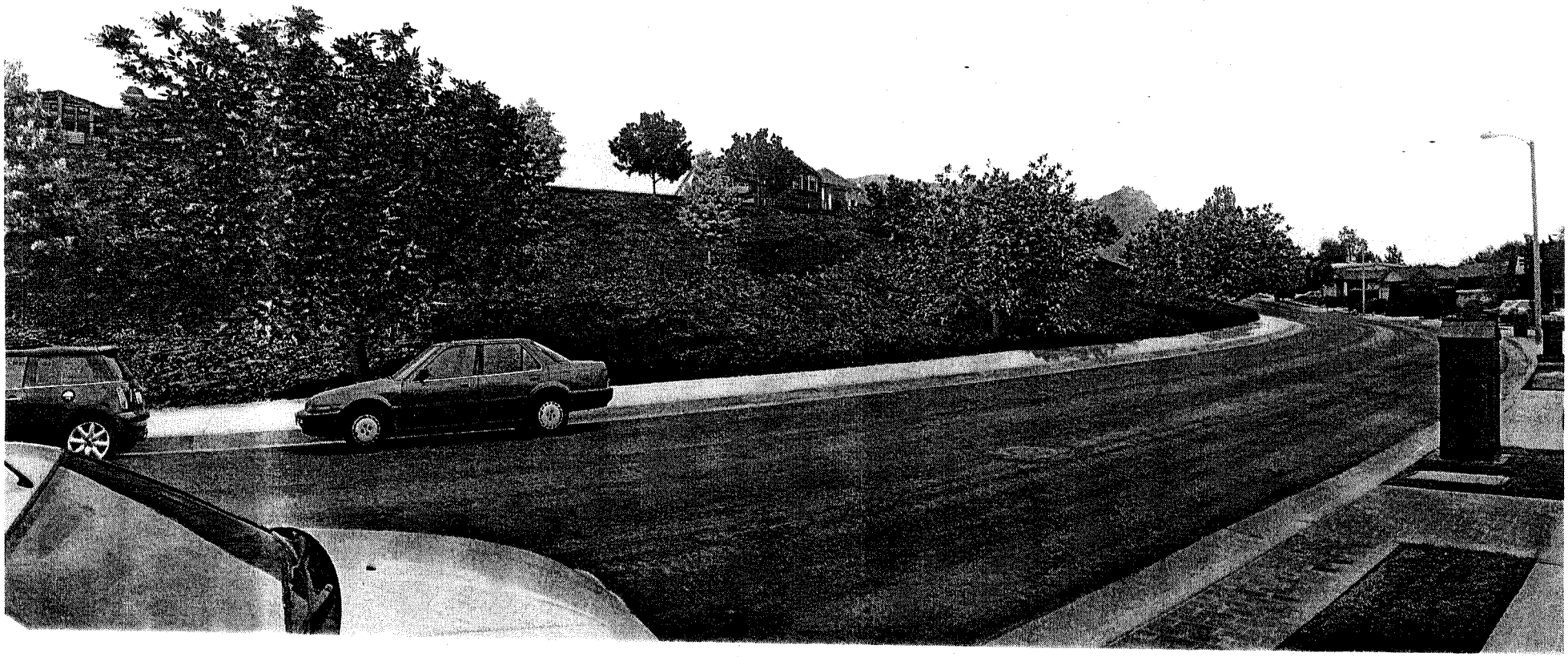


FAYE ESTATES

KERSEY ASSOCIATES INCORPORATED

VIEW NW. FROM RANDIWOOD LN.

PROPOSED DEVELOPMENT SHOWN WITH CONCEPTUAL HOMES.

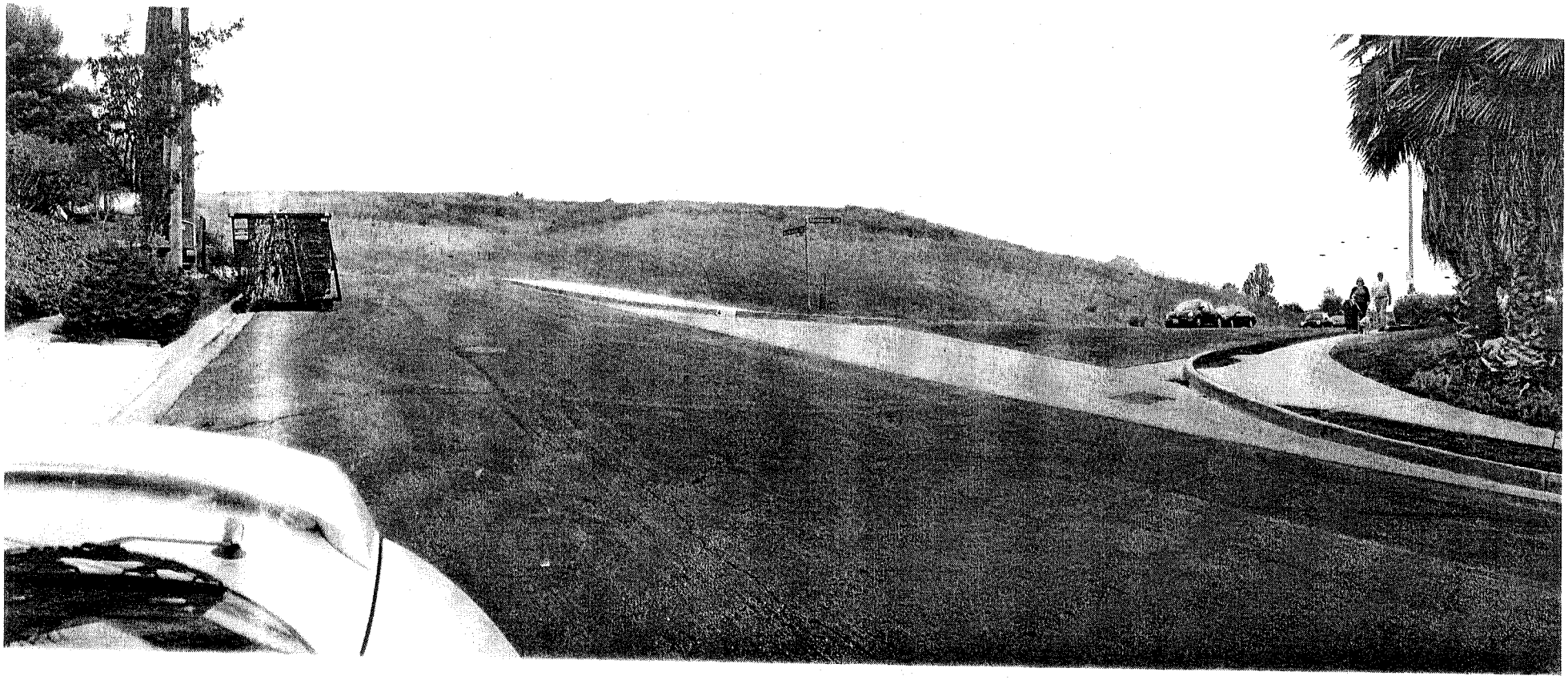


FAYE ESTATES

MORRISON ASSOCIATES INCORPORATED

VIEW NW. FROM RANDIWOOD LN.

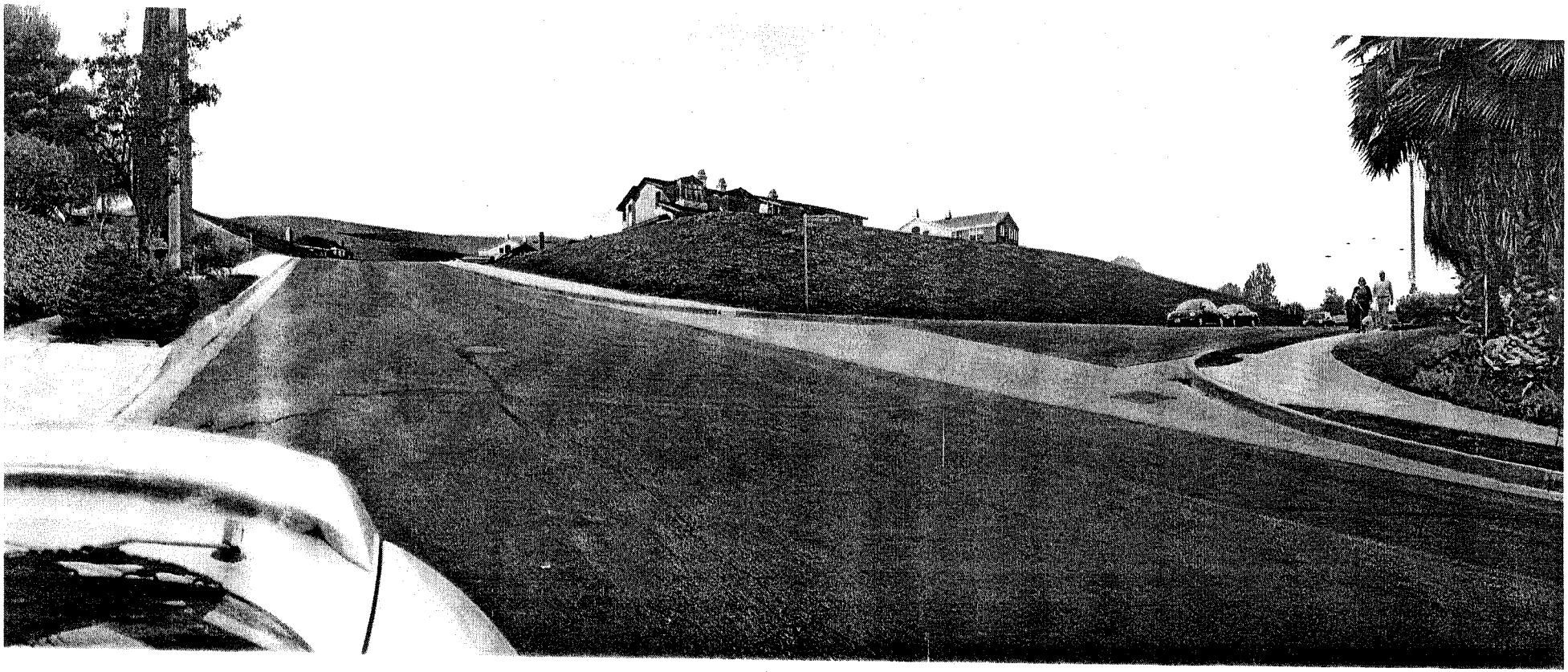
PROPOSED DEVELOPMENT SHOWN WITH CONCEPTUAL TREES AT APPROX. 7-8 YEARS MATURITY.



FAYE ESTATES

VIEW NW. FROM KITTRIDGE ST. AT RANDIWOOD LN.

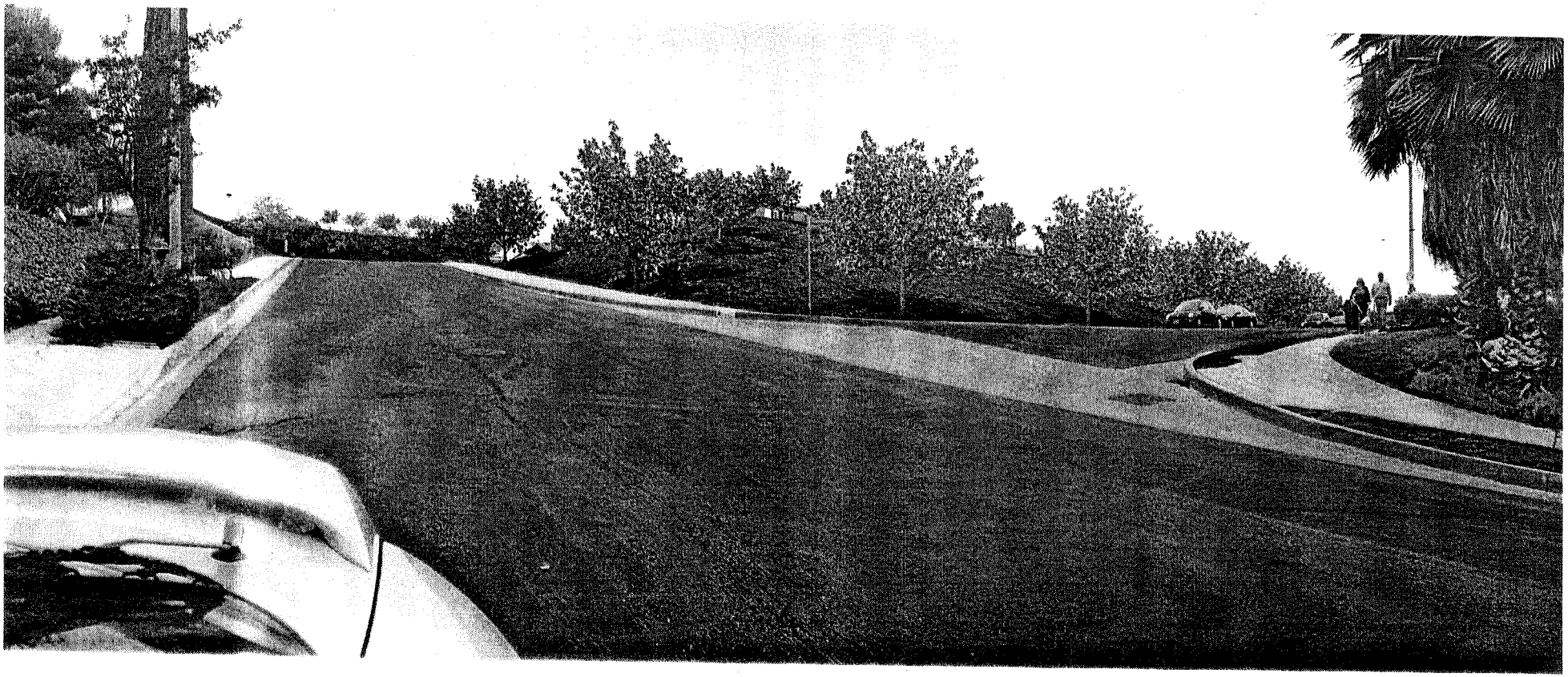
• VIEW OF PROPERTY AT PRESENT



FAYE ESTATES

VIEW NW. FROM KITTRIDGE ST. AT RANDIWOOD LN.

PROPOSED DEVELOPMENT SHOWN WITH CONCEPTUAL HOMES.



FAYE ESTATES

VIEW NW. FROM KITTRIDGE ST. AT RANDIWOOD LN.

PROPOSED DEVELOPMENT SHOWN WITH CONCEPTUAL TREES AT APPROX. 7-8 YEARS MATURITY.

VTR 52652

CUP 98-123-(3)

OTP 98-123-(3)

EXHIBITS PRESENTED AT

OCTOBER 3, 2007 PUBLIC HEARING

AGENDA ITEM NO. 9 a, b, c

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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 Angele 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.

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

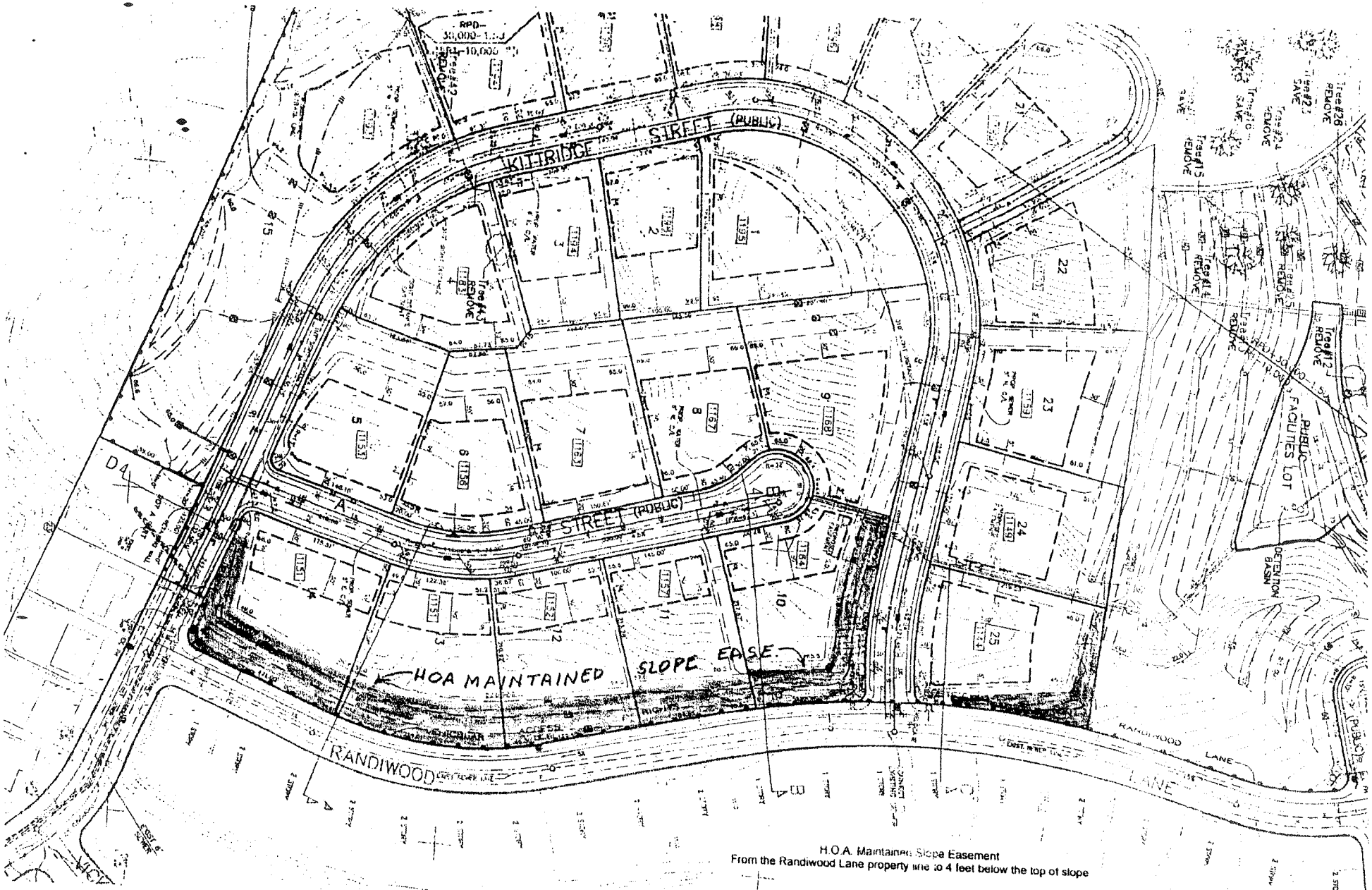
1. Vesting Tentative Tract Map No. 52652 shall be a part of the Westhills community.

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.



H.O.A. Maintained Slope Easement
From the Randiwood Lane property line to 4 feet below the top of slope

WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307

Los Angeles County Department of Regional Planning Public Hearing for Land Division

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

October 3, 2007

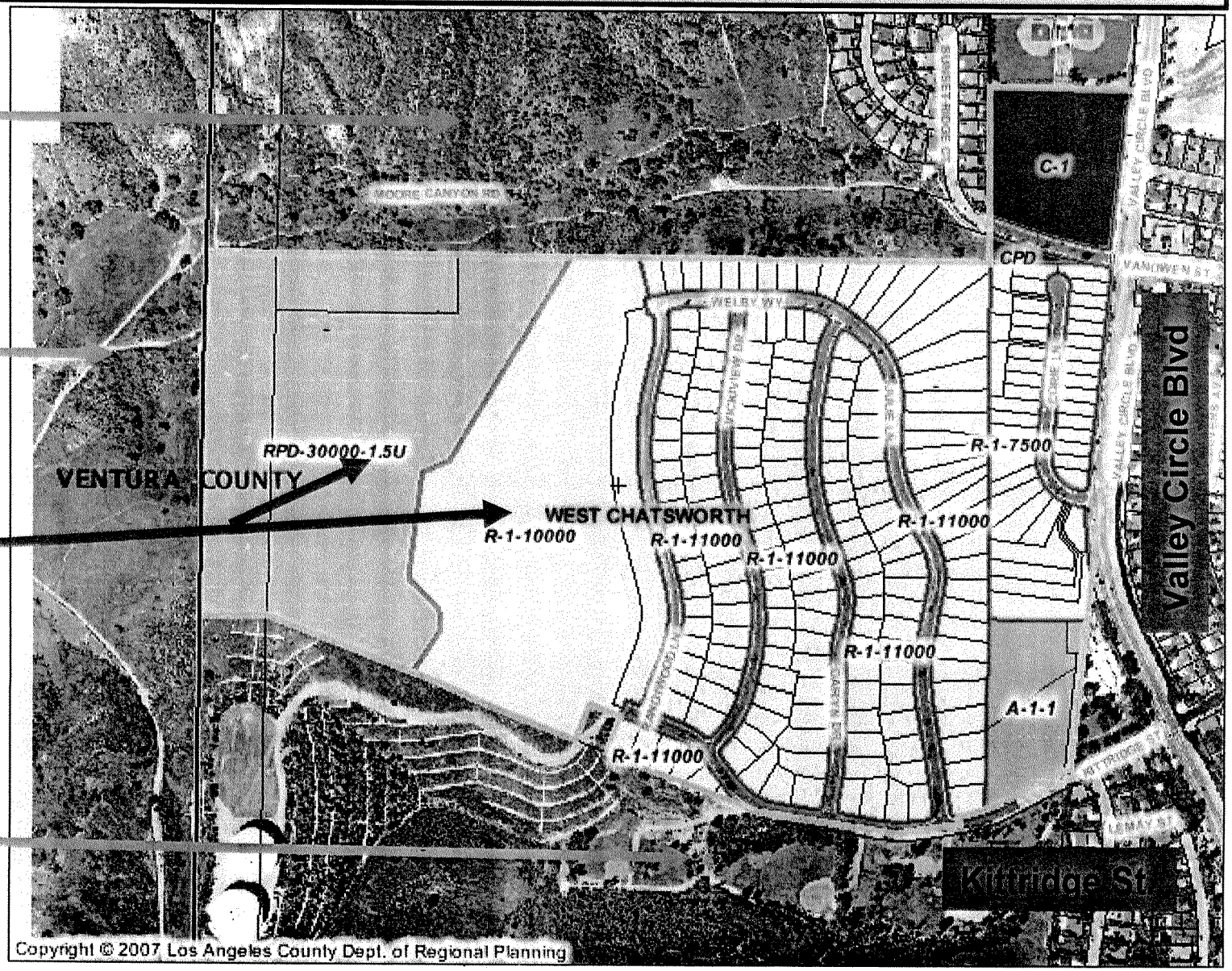
WESTHILLS LOCATION IN LA COUNTY AT VALLEY CIRCLE BLVD. AND KITTRIDGE STR.

El Escorpion Canyon Park

Upper Las Virgenes Canyon Park

Proposed Development

Knapp Ranch Park

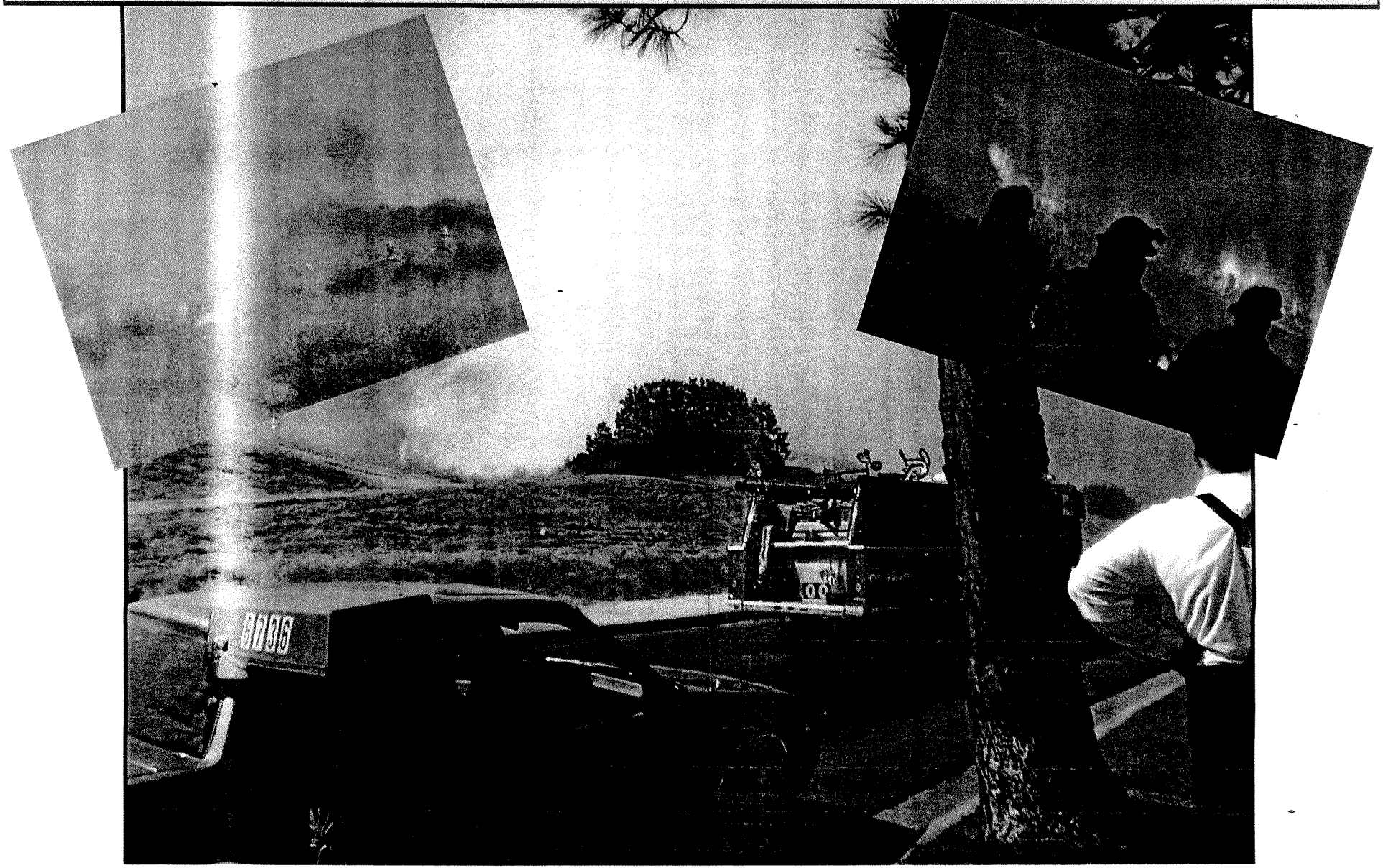


LA COUNTY'S TRAFFIC SIGN
ENTERING WESTHILLS ON KITTRIDGE ST.

THE PROPOSED DEVELOPMENT VIOLATES FIRE DEPT. SAFETY REQUIREMENTS

- There are 176 homes in the current Westhills
- Westhills is in a designated "**HIGH FIRE HAZARD AREA**"
- Westhills is a "**WILDLANDS AREA**"
- Westhills is a permanent single access area (Kittridge Street)
- This is more than **twice the LA County Code** (21.24.020) of **75**

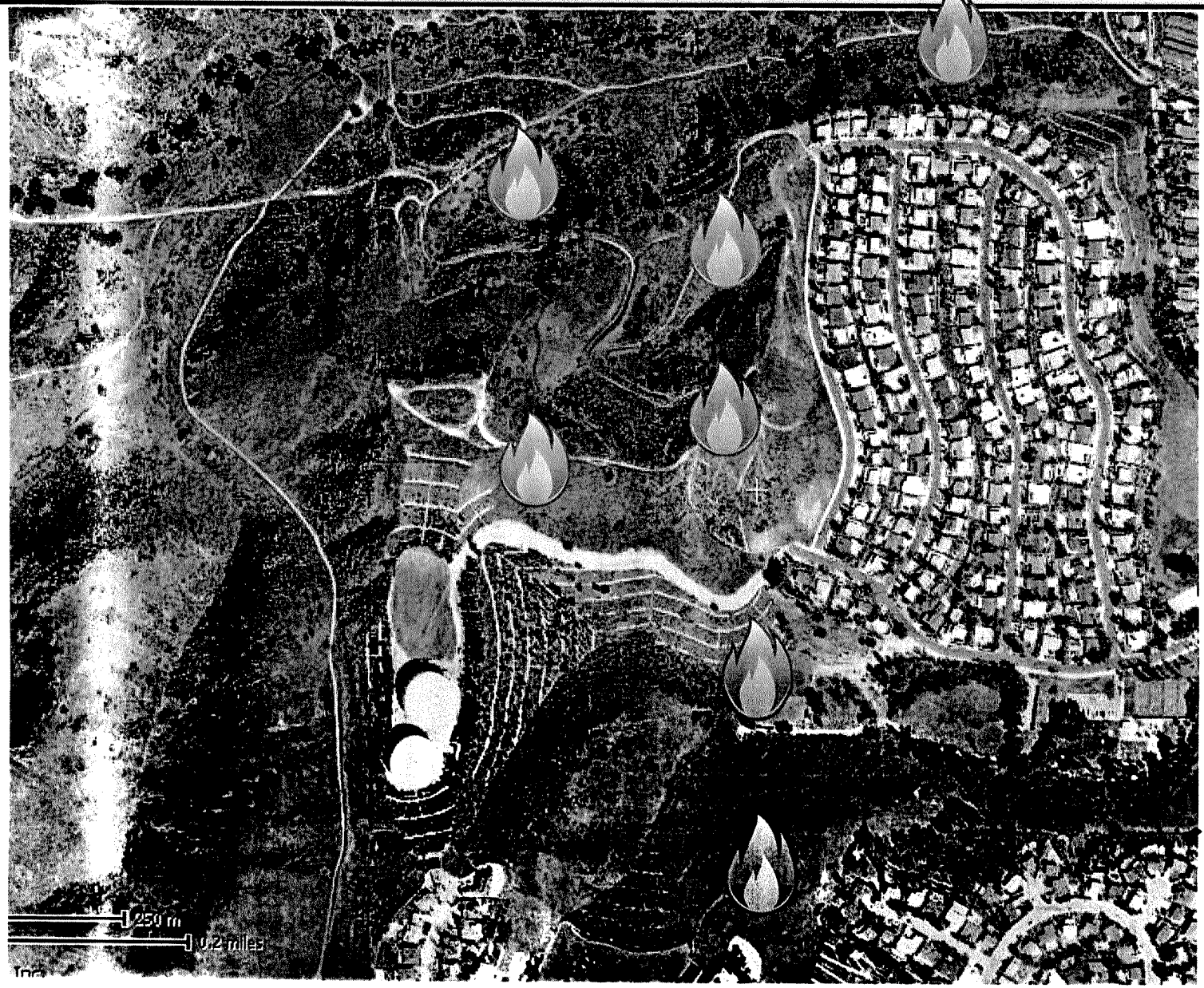
THE TOPANGA FIRE BURNED AROUND WESTHILLS ON 3 SIDES



WESTHILLS HAS EXPERIENCED MANY WILD FIRES IN THE PAST

- Westhills has been evacuated in past fires
- The Topanga Fire, in 2005, burned on 3 sides of Westhills
- The neighborhood was full of fire equipment
- Fire watching non-resident cars blocked resident evacuation
- LA City Fire Dept. the first responder did not get a chance to provide an input to the proposed development plans as has been the practice in the past
- This project area has been turned down several times in the past due to the single access road

THE TOPANGA FIRE BURNED AROUND WESTHILLS ON THREE SIDES

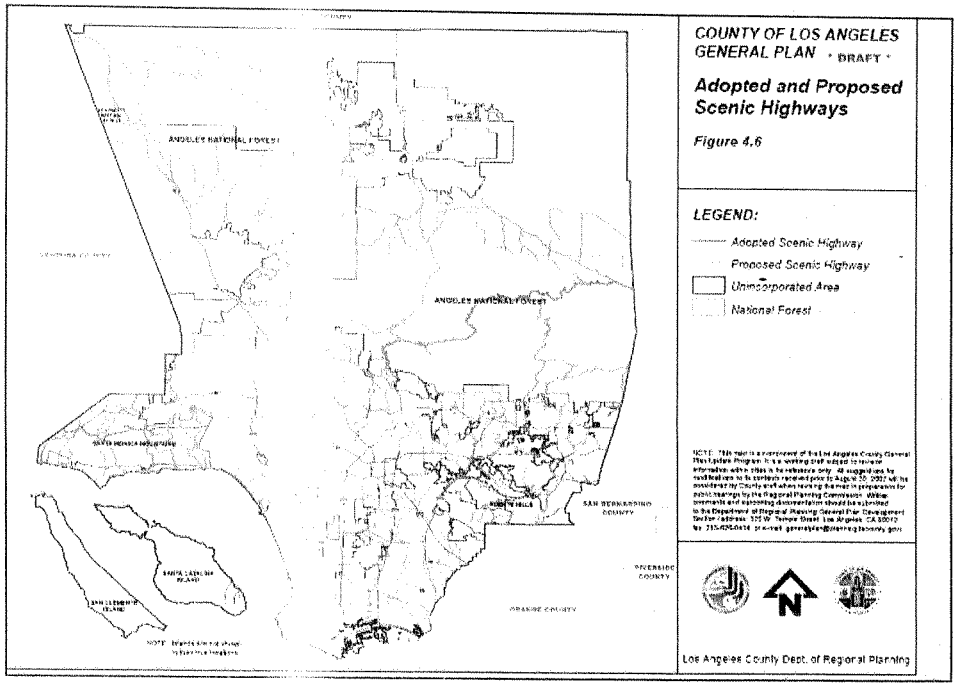


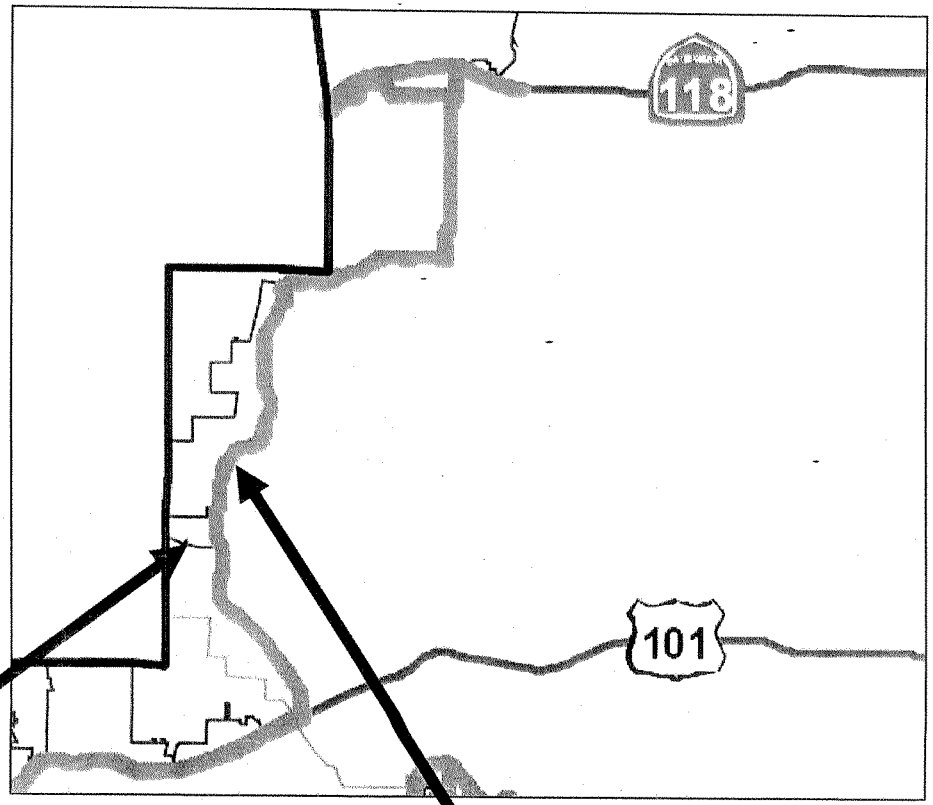
THERE IS AN ALTERNATIVE USE FOR THIS PROPERTY

- This Property connects the three parks around Westhills
- At the March 2006 The Santa Monica Mountains Conservancy meeting, this property was approved for acquisition
- The residents of Westhills support this plan
- Making this parkland will prevent significant changes to the neighborhood
- There are already major traffic safety issues with the heavy use with parking on Kittridge during Baseball Season, Soccer Season, Tennis, Basketball and private events in Knapp Ranch Park

VALLEY CIRCLE IS A SCENIC CORRIDOR

LA County Scenic Corridor Map





WESTHILLS

Valley Circle Proposed Scenic Corridor

SCENIC CORRIDOR PLANNING REQUIREMENTS

- The grading on the top of the hill will destroy the scenic view
- Scenic Corridor designation we believe requires the crests of the hills to remain clear
- Development should not block the view of the mountains from the Scenic Corridor
- There are bicycle lanes on Valley Circle already because it is a designated Scenic Corridor
- The park lands to the West of Valley Circle are one of the only remaining open spaces in LA County at this end of the valley

WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307

RECOMMENDATIONS

- Reject the current proposed project for insufficient mitigation of fire safety concerns

- Request the LA City Fire Dept's input on the safety implications of allowing 201 homes in a "High Fire Hazard Area" before the final LA County Regional Planning recommendation

- The developer must show the plan doesn't negatively impact the safety of the entire area from fires coming North & South

- The developer must show how the safety of the total community would not be adversely impacted during the high activity days at the Knapp Ranch Park, with full parking on Kittridge Street

WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307

September 26, 2007

Mr. Donald Kress, Regional Planning Assistant II
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, California 90012

Subject:
Vesting Tentative Track Map No. 52652
Conditional Use Permit No. 98-123-(3)
Meeting Date: October 3, 2007

Background

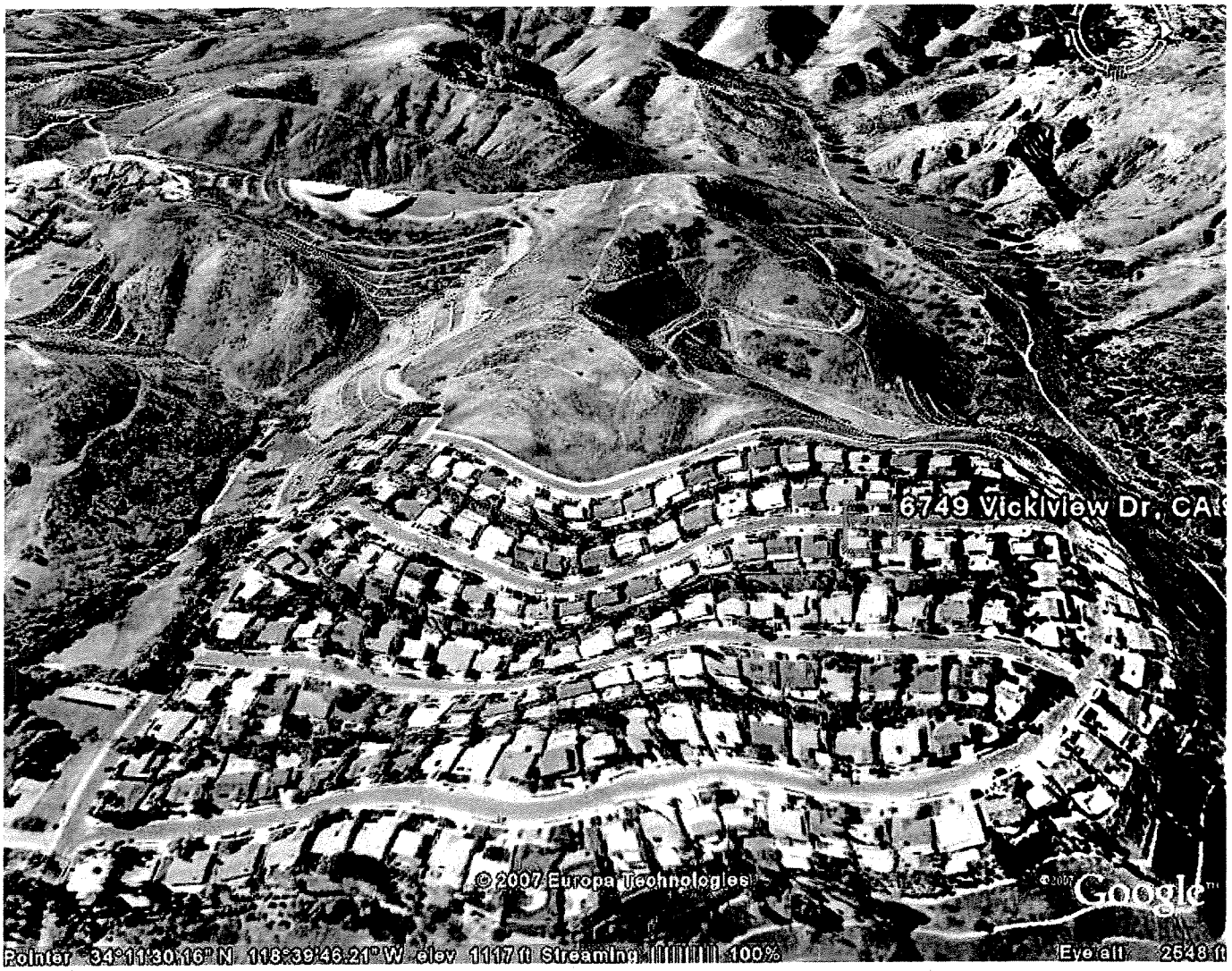
Westhills is a small community in the western end of the San Fernando Valley off Kittridge Street and Valley Circle. It is located in an unincorporated section of LA County. It includes all the county land from Kittridge on the South, to Vanowen on the North (including the condominiums on the North side of Vanowen) and from Valley Circle on the East and the Los Angeles County line on the West. The Westhills Homeowners Association represents the residents of the 176 single-family homes directly in front of the proposed development. Its authority comes from the CC&R's established by the original builder. The WHOA has contacted all the home owners in the development and this letter represents the consensus of the community. This letter does not preclude residents writing or participating at the meeting with their own issues with the proposed development.

The picture on the next page is a 3D image of Westhills from Valley Circle to the LA County Line (looking West). The treed area on the left is Knapp Ranch Park, the open area on the right is EL Escorpion Canyon Park and the area beyond the water tanks at the top of the hill is Upper Las Virgenes Canyon Park. Kittridge Street, the only access street in and out of Westhills, is on the left side of the picture. The line between Los Angeles county and Los Angeles city goes down the middle of Kittridge Street until the street curves right. At that point the homes on the left side of Kittridge are in LA County. Because the Westhills community is in LA County it is protected by the LA County Fire Department. However, the closest fire station is the Los Angeles Fire Department Company 105 on Fallbrook and Victory Blvd., and under the mutual aid agreement, they are the first responders.

The Major Issue is Fire Safety

Westhills is in a "Very High Fire Hazard Severity Area", formerly known as a Fire Zone 4. Under LA County Code sections 21.24.010, 21.24.020, and 21.24.030, there should be a maximum of 75 houses on this single access road (Kittridge Street). Section 21.24.020 paragraph 2 specifically states, "75 dwelling units where the restriction is designed to be permanent and the street or street system transverses a wildland area which is subject to hazard from brush or forest fire." The number of existing homes is 176. The new sub-division would add 25 an additional homes, making a total of 201. Westhills is in a "Wildland Area" according to the LA County Geographic Information Systems (GIS) map.

WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307



The Westhills community has had a very graphic experience of this fire danger during the Topanga Fire in 2005. The fire burned up to the edges of the current Westhills development (engulfing portions of the proposed development land) on three sides, North, South and West. It was only through the heroic efforts of the many firefighters assembled in Westhills that the fire was stopped. Many pieces of fire department equipment from all over the state were staged on Kittridge Street, Randiwood Lane and Welby Way. There were also many on-lookers in the neighborhood blocking areas of Kittridge and, in some cases, the driveways of homes making evacuation difficult. The LA County Sheriff Department did prevail and evacuations began. Then the fire turned once again toward Ventura County and the neighborhood was spared. As evidence of the fire, you can see on the developers plan the removal of oak trees damaged in the fire, to be replaced with new ones. While the presence of the new development could provide some protection from the West, it does not, in any way, mitigate the fire danger from the North and South. In addition, the undeveloped areas of the proposed development land will continue to present a fire danger to the community from the West.

The Topanga Fire was not an aberration. Every two or three years there have been fires which have threatened our single access Westhills community. There was one fire which required fire engines to leap frog from house to house while helicopters dropped fire retardant on the slopes along Welby Way and Julie Lane. Many residents were on their roofs with watering hoses to prevent the hot embers from igniting their structures. There was one Gazebo destroyed and several houses scorched by the flames which came up the canyon from El Escorpion Canyon, some flashing over the roofs of the houses.

During baseball season the three baseball fields in Knapp Ranch Park are in full use and Kittridge Street is full of cars of families attending the games. These families also park along the perpendicular streets off Kittridge making maneuvering in the area very difficult. A fire emergency during this time would create major traffic congestion in the area, blocking fire equipment trying to get into the area, as parents of the baseball players and residents were trying to evacuate at one time.

Several attempts have been made in the past to create an alternate fire access road to the proposed development. However, the three parks and the terrain have made it not feasible. Remember that the current Westhills Community exceeds the maximum allowable limit for a single access road with 176 homes already built.

The developer, in his report to the fire department, indicated that there were only 25 homes to be developed in this single access area. While technically correct, the report fails to consider the fact that there are already 176 homes served by the same single access road. In the past the LA County Fire Department has had the LA City Fire Department review planned development in this area, the LA City Fire Department being the first responder to Westhills. This step appears to have been neglected. We urge the commission to direct the LA County Fire Department to collect and review any concerns from the LA City Fire Department. Discussions with the LA City Fire Department by the Westhills Homeowners Association and others indicate it has some reservations about the project.

Because of the dangers introduced by the addition of 25 homes to a single-access development of 176 homes in a "Very High Fire Hazard Severity Area", a Wildland Area and the scenic corridor of Valley Circle, **no development should be allowed.**

Scenic Corridor

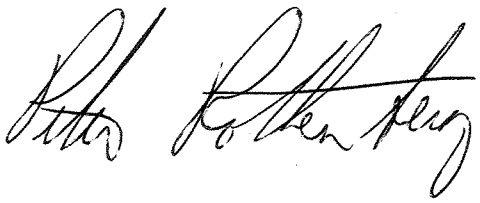
According to the LA County Master Plan, Valley Circle Blvd. is a designated scenic corridor. It has bicycle lanes on both sides of the street directly in front of Westhills. The bicycle lanes were added when the street was designated a scenic corridor. Under the provisions of the LA County Master Plan, no obstructions to view of the mountain area shall be erected and the ridge lines must remain clear of all development. The proposed development covers the ridge line of the hills to the West of Westhills blocking the view.

WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307

Alternate Use

Because the development area is connected to Knapp Ranch Park, Upper Las Virgenes Canyon Park and El Escorpion Canyon Park, it would make an ideal addition connecting these three open space areas. In March of 2006 the Santa Monica Mountain Conservancy agreed with this conclusion and approved the property for acquisition. This development option is the one supported by the majority of the Westhills homeowners concerned with the development of this property. The residents are concerned about the additional traffic, major construction debris, damage to the roads from heavy vehicles and the loss of the rural park-like atmosphere of the current Westhills Community and most importantly that the additional homes in a single access road will increase the fire hazard to our area.

Therefore the Westhills Homeowners Association requests that the Los Angeles County Department of Regional Planning **deny the Conditional Use Permit** for this property.



Peter Rothenberg, President
Westhills Homeowners Association
6749 Vickiview Drive
Westhills, CA 91307
818-883-4015
jaguarpete@sbcglobal.net

STATE OF CALIFORNIA–THE RESOURCES AGENCY ARNOLD SCHWARZENEGGER, *Governor*

SANTA MONICA MOUNTAINS CONSERVANCY
RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207

April 30, 2007

Paul McCarthy
Impact Analysis Section
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Comments on Notice of Consultation for Tract No. 52652
Adjacent to Upper Las Virgenes Open Space Preserve

Dear Mr. McCarthy:

Rare is it that a mass grading (one million cubic yards) project next to two City-owned parks and the premier State-owned wilderness park in the Simi Hills is proposed in unincorporated Los Angeles County. The proposed 40-acre grading footprint on the subject 58 -acre property would result in significant, adverse visual impacts to Conservancy-owned Upper Las Virgenes Open Space Preserve, Knapp Ranch Park and El Escorpian Park. The complex terrain of the site is visible from public parkland from all possible angles. The Conservancy disagrees with the County's Initial Study that the project's visual impacts can be mitigated to a level less than significant. An Environmental Impact Repot is essential to allow decision makers to assess less visually damaging alternatives.

Incompatibility of Proposed Project with Site Topography and Drainage

The topography of the site provides for a single approximately 15-acre, semi-shielded natural bowl area into which development can be located. This bowl most assuredly was filled in approximately between 1965 and 1975 as evidenced by a tall north-facing fill slope with v-ditches and a down drain. Approximately 75 percent of the entire 58-acre property drains to the bottom of this fill slope. The proposed project would cut all of the ridgelines on the subject property to further fill this natural bowl and push the limit of fill approximately 200 feet northward to the boundary of El Escorpian Park, approximately 40 feet from one of the most popular hiking trails in the San Fernando Valley. The fill slope would be at least 500 feet in horizontal depth, from toe of slope to lot level, and at least 200-feet-high. The proposed project does not fit the inherent topographic constraints of the site if it requires such an unprecedented massive fill slope.

A major constraint of building on the subject property is the need to raise the elevation of the development area's low point to a height equal to the intersection of Randiwood Lane and Welby Way. Most certainly County regulations do not permit the release of tens of thousands of gallons of suburban runoff directly into a City-owned wilderness park and riparian habitat area. The proposed massive fill slope rising from the El Escorpian trail is a direct result of the need to take 45 acres of what is now clean natural drainage area to be converted in suburban uses and to be able to get it into the storm drain system. Most likely the short extension of Welby Way across the City boundary to the proposed detention basin access road is an artifact of the City's prohibition of accepting drainage from unincorporated areas being directly released into storm drain system on City streets.

In short the project uses mass grading of many landforms to make a large lot, 25-home subdivision fit where only an approximately 15-acre project can be developed without unavoidable significant adverse visual impacts. If it is imperative that the project have a new water tank located within 70 feet of the Upper Las Virgenes Open Space Preserve on a prominent plateau, then an additional two acres of grading disturbance footprint would have to be part of any project that remained in the natural bowl area described above.

Reduced Project Footprint - Park Viewshed Protection Alternative

The Conservancy requests that the following park viewshed projection alternative with twenty lots be included in the Draft Environmental Impact Report (DEIR). All of the project grading would be confined to a footprint outlined by the following boundaries. The boundary utilizes the ridgelines of the natural protected bowl area. All of the referenced points are shown on the tract map circulated with the Notice of Consultation.

It must be emphasized that a comprehensive viewshed analysis of the proposed project and each DEIR alternative must be included in the DEIR. However, this recommended Park Viewshed Protection Alternative provides a solid base for a project that minimizes adverse viewshed impacts while providing a large development footprint.

The central entrance point to the tract would remain the same between lots 25 and 10. All of the area shown within the following lots could or would be entirely graded: lots 1,2,3,8,9,10,11,18,19,20,21,22,23,24 and 25. That is fifteen whole lots including slopes.

Five additional partial (smaller than 0.5 acre) lots would be included in the footprint. The pad (non-cut slope) area of lot 17 would or could be gradable. The flat pad (non-cut slope) area of lot 16 would or could be gradable for only those portions in the El Escorpian

watershed. The flat pad (non-cut slope) area of lot 16 would or could be gradable for only those portions in the El Escorpian watershed. All portions of lot 7 in the El Escorpian watershed would or could be gradable. Lots 11 and 12 would have driveways on Randiwood Lane and all grading must be confined to the eastern half of each lot. The toe of the big fill slope on the northern grading footprint boundary could not extend more than 40 feet northward from the existing toe of slope. An extension of more than 40 feet would result in unacceptable trail viewshed impacts.

The detention basin would be smaller and located approximately where it is shown on the tract map. The applicant would establish 40 five-gallon oak trees and 40 California black walnut trees in the area at the bottom of the fill slope, watered to the extent possible by the concentrated runoff from the slope.

If a water tank for the Las Virgenes Municipal Water District is necessary, than a minimum grading access road cut into the hillside at the back of lots 19-21 should be included as shown on the tract map circulated with the Notice of Consultation. The water tank and recreation complex access road shown on the tract map involves so much grading purely as an artifact of the mass grading for the proposed lots below and the large pad for the 0.89 -acre Recreation Lot.

Additional Comments

The Conservancy's recommended 20-lot DEIR alternative includes 15 lots with a minimum size of 0.75 acres and pads in excess of 15,000 square-feet. The other five lots on average include 0.35 acres gross and minimum 10,000 square-foot pads. All of these lots dwarf those in the immediately surrounding neighborhood. The applicant should have adequate flexibility within this grading envelope to mix and match product type and result in an economically feasible project. There are no overriding considerations to public benefit to allow a grading footprint that exceeds that recommended in the Conservancy's alternative project. If housing is needed, within the proposed Conservancy footprint, the applicant can build over 30 houses equivalent in size to those on Randiwood Lane.

If the applicant states that only the proposed project will support the necessary project infrastructure, then that complete economic analysis must be transparent and fully available to decision makers and the public. The County is under no obligation to approve a project with unavoidable, significant adverse visual impacts to three large public parks because somebody paid too much for a piece of property. The Conservancy's recommended

Reduced Project Footprint - Park Viewshed Protection Alternative, or some closely equivalent project, provides a strong economic return on the subject property.

Please direct any questions and all future correspondence to Paul Edelman of our staff at the above address and by phone at (310) 589-3200, ext. 128.

Sincerely,

Elizabeth A. Cheadle

ELIZABETH A. CHEADLE
Chairperson

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

December 13, 2007

TO: Esther L. Valadez, Chair
Harold V. Helsley, Vice Chair
Leslie G. Bellamy, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Donald Kress
Regional Planning Assistant II
Land Divisions

SUBJECT: **VESTING TENTATIVE TRACT MAP NO. 52652**
CONDITIONAL USE PERMIT CASE NO. 98-123-(3)
OAK TREE PERMIT CASE NO. 98-123-(3)
December 19, 2007 Regional Planning Commission Meeting
Agenda Item No. 7a, b, c. (Consent Calendar)

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. Conditional Use Permit Case No. 98-123-(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. 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.

This item has been agendized as a consent item for the December 19, 2007 Regional Planning Commission Meeting. However, it has been requested that this item be taken off your December 19 consent calendar to allow additional time for a separate, voluntary traffic study, and reschedule for January 9, 2008.

DCK:dck

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Bruce W. McClendon FAICP
Director of Planning

December 24, 2007

TO: Harold V. Helsley, Chair
Leslie G. Bellamy, Vice Chair
Esther L. Valadez, Commissioner
Wayne Rew, Commissioner
Pat Modugno, Commissioner

FROM: Donald Kress
Regional Planning Assistant II
Land Divisions

SUBJECT: **VESTING TENTATIVE TRACT MAP NO. 52652**
CONDITIONAL USE PERMIT CASE NO. 98-123-(3)
OAK TREE PERMIT CASE NO. 98-123-(3)
January 9, 2008 Regional Planning Commission Meeting
Discussion/Possible Action Item No. 13

As you may recall, 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. Conditional Use Permit Case No. 98-123-(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. 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.

For clarification, during your December 19, 2007 meeting, this item was taken off your consent calendar to allow additional time for traffic-related information. This information is being voluntarily prepared by the developer for the residents of the area surrounding the proposed project. This schedule change was done as a courtesy to the residents to allow them time to review the information, which is not required by any County Department nor required as part of the record for your Commission's consideration.

As this is not new information that is required for the public record, the information prepared by the developer for the residents does not need to be considered for public comment during a consent item. Therefore, at this time, staff is recommending this item be taken off the consent calendar for March 5, 2008, and scheduled as a consent item at the January 16, 2008, Regional Planning Commission public meeting.

SMT:DCK:dck

VTR 52652

CUP 98-123-(3)

OTP 98-123-(3)

EXHIBITS PRESENTED AT

JANUARY 16, 2008 CONSENT ITEM

AGENDA ITEM NO. 5 a, b, c

WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307

January 8, 2008

Mr. Donald Kress, Regional Planning Assistant II
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, California 90012

Subject:
Vesting Tentative Track Map No. 52652
Conditional Use Permit No. 98-123-(3)
Meeting Date: January 16, 2008

Steve Burger of LA County of Public Works provided a copy of the "Traffic Assessment for the Faye Estates Project" tonight. It is a good analysis of the fire safety evacuation times for the single access road Kittridge Street in the event of a forced evacuation of the Westhills area due to fires. The report analyses the impact of the addition of the 25 homes in the Faye Estates to the current 175 home development. There are several studies we have seen which establish the maximum time for safe evacuation of a residential area in an emergency is 30 minutes. The results show a worst case evacuation time of 31.06 minutes (bottom of page 8). After a brief review of the report there are several questions.

a. The study assumes 2.0 cars per household. Wouldn't 2.5 cars per household be more representative of current actual vehicles per household in Los Angeles County?
b. The study appears to address evacuation times for residents only and does not consider the simultaneous influx of fire trucks and support vehicles into the development. This is typical of actual events which have occurred in the past in Westhills.
c. Would not the incoming fire department traffic slow down the residential evacuation speeds?
d. In addition, with parking on both sides of Kittridge Street, either because of Knapp Ranch Park usage or non-resident fire watchers, would there be sufficient clearance for cars leaving while fire engines were entering. In previous wind blown wild fire incidents there were about 20 fire engines and support vehicles in the neighborhood providing protection along with fire watchers, while the evacuation was occurring.
e. What is the statically margin of error in the evacuation analysis?

If one assumes 2.5 vehicles per household and a 5% error in the analysis the worst case solution for the current and planned number of homes would be calculated as follows, using the formula on page 8 of the report:

(438+53+75)/1020 vehicles per hour * 60 minutes per hour * +/- 5% error = 31.63-34.96 minutes
(500+53+75)/1020 vehicles per hour * 60 minutes per hour * 1.05 error = 35.09-38.79 minutes

Based on the above review, it appears that the current development exceeds the 30 minute maximum safe evacuation time and the addition of 25 homes makes the situation worse. The addition of the new development increases the worst case evacuation time by 29.3% ((38.79/30)*100 = 129.3%), a significant increase and an unacceptable evacuation time.

The addition of this development creates an unacceptable life threatening delay in evacuation times for both the current residents and the new residents. In light of the current public concerns of the hazards from wind driven wild fires in areas known to be potentially in danger based on past history, is it prudent for the RPC not to approve this additional sub-division. In addition the current drought conditions and the possible restrictions on further developments in LA County would suggest that the commission should at least delay action on this project.

Sincerely,

Peter Rothenberg, President
Westhills Homeowners Association
6749 Vickiview Drive
Westhills, CA 91307
818-883-4015
jaguarpete@sbcglobal.net

WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307

Los Angeles County Department of Regional Planning Public Hearing for Land Division

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

January 16, 2008

WESTHILLS RESIDENTS CONCERNS

- The single access road to Westhills (Kittridge St.) which will have 200 homes on it, this exceeds the LA County Code and is a safety hazard to all the residents of the community including those in the proposed development

- The LA Fire Department has not provided sufficient information on why the proposed mitigations sufficient & have some analysis behind them which make them conclusive and comprehensive

- The requested evacuation study agreed to by the RPC staff, is superficial, performed by the developer, and does not reflect the true nature of Kittridge Street's evacuation issues

KITTRIDGE HAS HAZARDS TO EVACUATION

Proposed Development

Kittridge St. is a 15% grade

All streets in Westhills end on Kittridge St.

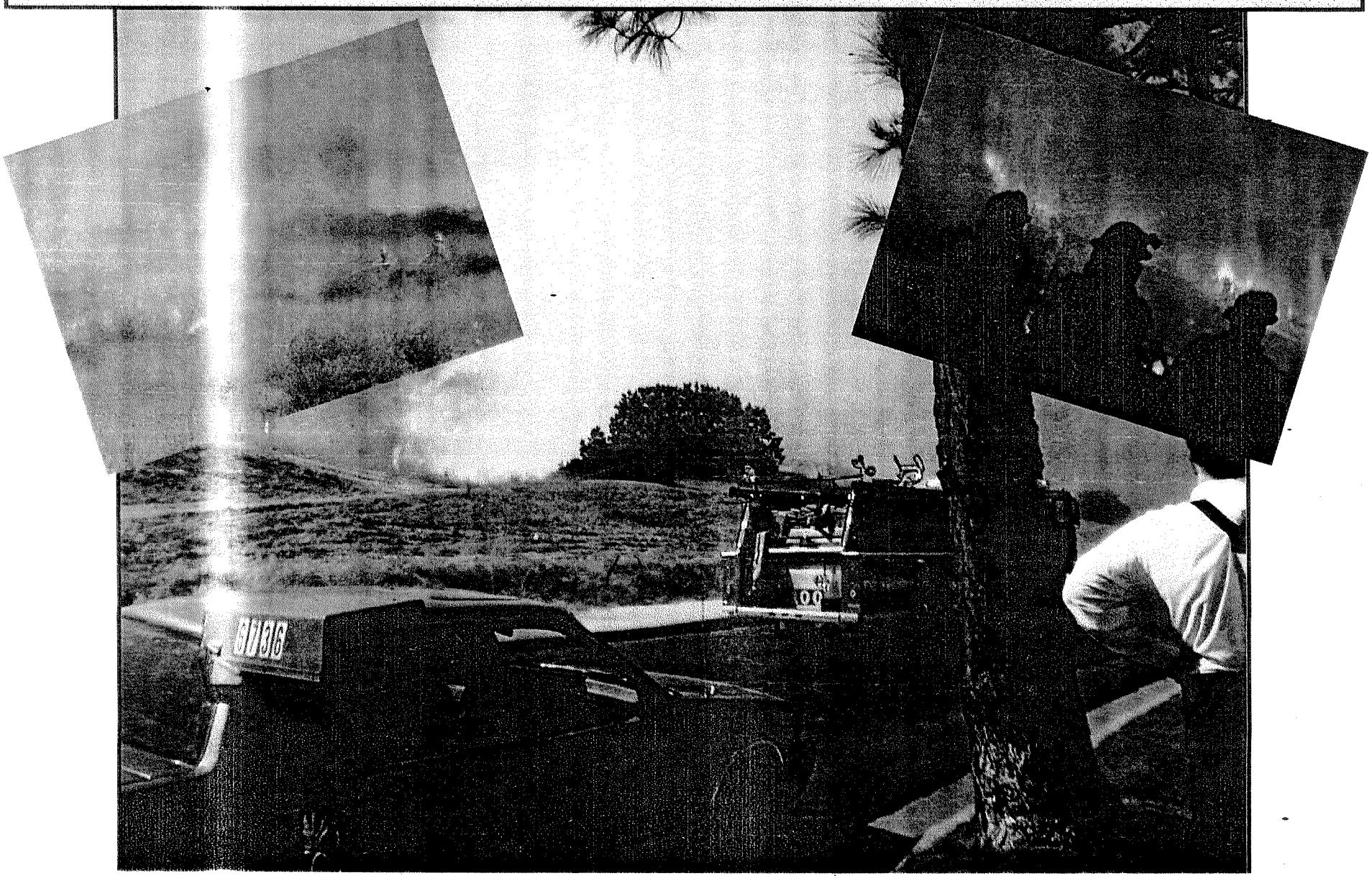
Eucalyptus and other trees lining Kittridge Street

Old Pine Trees Lining Kittridge St.

THE EVACUATION STUDY DOES NOT CONSIDER MANY OTHER FACTORS

- Residents returning and entering fire equipment will create two way traffic congestion
- One of the new streets is a cul-de-sac
- Many of the existing homes and all the new ones have 3 car garages
- Residents pulling out of their driveways will slow traffic
- Fire engines and hoses will obstruct the streets
- Wind, smoke and embers will obstruct visibility and traffic during an emergency evacuation

THE TOPANGA FIRE BURNED AROUND WESTHILLS ON 3 SIDES



WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307

RECOMMENDATIONS

- The Regional Planning Commission should not approve this Conditional Use Permit until the following information has been developed and reviewed
  - A comprehensive and detailed evacuation time analysis and enhanced mitigation has be established – Requiring sprinklers is the new homes does nothing to protect the neighborhood from damage.
  - All the issues not treated effectively in the Negative Impact Declaration should be addressed – 1,000,000 cubic yards of earth to be moved – Mudslides after a fire – open land management
- The primary requirement for approval of any CUP decision is the safety of the residents of the complete development area new and old
- In light of the recent fires in LA and Malibu, special attention should be given to fire protection in "high fire hazard" areas in a wildland zone

VTR 52652

CUP 98-123-(3)

OTP 98-123-(3)

MATERIALS RECEIVED AFTER CLOSE OF COMMISSION PUBLIC HEARING

Kress, Donald

From: Ruth Watson [saintmombo@sbcglobal.net]
Sent: Wednesday, October 03, 2007 9:04 AM
To: Kress, Donald
Cc: jaquarpete@sbcglobal.net
Subject: Proposed Development Randiwood Westhills

Members of the Planning Commission:

Since because of illness in the family I am unable to be present at the 9 a.m. hearing before the Los Angeles County Department of Regional Planning (10/3/07), I would like to add my comments to the file.

It is my understanding that our homeowners association (Westhills Homeowners Association, Inc.) will be represented at the hearing and will present reasons for opposing the development.

The members of our association have studied the situation and we support their opposition at this time.

If the development does go through, it seems to me that backing up the houses on Randiwood would certainly be unattractive to the existing residences on the east side of Randiwood.

Thanks for your consideration of the opposing issues.

Sincerely,

Ruth & Jack Watson
6702 Daryn Drive
Westhills, CA. 91307
(818) 340-2584
saintmombo@sbcglobal.net

Kress, Donald

From: Judy Garris [judy.garris@sbcglobal.net]
Sent: Wednesday, October 03, 2007 11:18 AM
To: Kress, Donald
Cc: jaguarpete@sbcglobal.net
Subject: Re: tentitive track 52652 access to open space (revised to include name and address)

October 2, 2007

Donald Kress
Department of Regional Planning
320 West Temple Street
Los Angeles, CA

Dear Mr. Kress,

.

Concerning the planned development of tentative tract number 52652

The proposed development site adjoins the 2,983 acre Upper Las Virgenes Canyon Open Space Preserve, Knapp Ranch Park and Bell Canyon Park, which are essential recreation areas for many Los Angeles residents, as well as important habitat for California native species.

This proposed development greatly impacts recreational opportunities for the West San Fernando Valley. The development would cut off access to the open space from Vanowen Blvd through the LA city park. The Vanowen trailhead through the city park is the most popular entrance into the Upper Las Virgenes Canyon Open Space Preserve from West Los Angeles and was used long before the Conservancy opened up an entrance at the end of Victory Blvd. which is too far to walk from the flatland neighborhoods. Neighborhood bicyclists can ride easily into the park from the Vanowen entrance whereas the Conservancy entrance is up a long steep hill through a neighborhood.

Please do not shut off access to the recreational trails of the open space from the Vanowen entrance.

Thank you for your consideration.

Judy Garris, naturalist/hiker
7402 Remmet Avenue
Canoga Park, CA 91303

WESTHILLS HOMEOWNERS ASSOCIATION, INC.

Westhills, California 91307

October 18, 2007

Mr. Donald Kress, Regional Planning Assistant II
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, California 90012

Subject:
Vesting Tentative Track Map No. 52652
Conditional Use Permit No. 98-123-(3)
Meeting Date: October 3, 2007

The Westhills Homeowners Association intends to attend the next Regional Planning Department meeting on the updated conditional use permit for the subject property. Do you have an estimate on the likely date of the next session?

One point of clarification on the discussion at the first meeting at the commission. The subject was the protection of the water control area from unauthorized access by fencing. There is currently a fence around the whole property and an access point for fire engines at the end of Welby Way. See the picture attached.

The end of Welby Way is in the lower right of the picture. The two short poles between the green bush on the right and the stop sign on the left are connected by a locked chain. This is designed to prevent vehicle access to the water runoff area and the remainder of the property. There is also a wire fence starting at the left side access pole going passed the End sign and the No Trespassing Sign and continuing along Randiwood Lane all the way to the LA City water tank access point on Kittridge. The purpose of this fence is to keep off road bikers from access to the property. Since half of the property along Randiwood Lane will remain open, a fence needs to be maintained to protect the water runoff area. It the meeting I did discuss this with the owner's representative and he thought that it would not be a problem. I am not sure how it can be incorporated into the conditional use permit conditions but it would be a useful clarification.

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WESTHILLS HOMEOWNERS ASSOCIATION, INC.

Westhills, California 91307

WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307

January 6, 2008

Mr. Donald Kress, Regional Planning Assistant II
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, California 90012

Subject:
Vesting Tentative Track Map No. 52652
Conditional Use Permit No. 98-123-(3)
Meeting Date: January 16, 2008

Thank you to you and your staff for agreeing to an evacuation study of the single access fire safety issue exacerbated by the addition of 25 addition homes of Kittridge Street. According to the published information, on January 9, 2008 at the Regional Planning Commission meeting there will be a discussion of the schedule for the final review of the proposed development. The Westhills Homeowners Association would like to provide additional information to aid in this discussion. Attached is an in depth review of the Regional Planning Commission Checklist from the October 3, 2007 meeting. It appears that the final discussion of the CUP will be January 16, 2008.

The revised Conditional Use Permit prepared for the January 16, 2008 meeting does not fully address several issues raised at the October 3, 2007 meeting.

a. The fire department stated that the new houses were required to have sprinkler systems or additional brush clearance but no mention of this requirement is in the CUP.
b. There is no mention of the request for additional fire protection from the North by providing a fire break wall on the hill to curl the fire back on itself rather than reaching the homes in the development.
c. In item 17 the engineer states that, "Reducing the scope of the project would not reduce the amount of grading necessary for this project ..." Therefore no mitigation is offered for the movement of almost 1 million cubic yards of earth.
d. No mitigation is required to protect and recover the removed top soil from the development area.
e. The Santa Monica Mountains Conservancy has not had any discussions (that we are aware of) with the RPC staff concerning co-management of the undeveloped area and the easement for the park road at the north end. They would prefer that the unused land be donated to them as part of the current CUP process. El Escorpion Canyon Park was donated to LA City as part if the agreement to develop the Castle Peak Estates directly north of this proposed development.

The Westhills Homeowners Association has not yet seen the "Fire Evacuation Study Report" planned by the RPC staff to deal with the primary concern of the residents. In light of the recent Los Angles fires and loss of homes in single access road areas, this issue is of primary

concern to the residents of Westhills. The WHOA has arranged to have the study reviewed by an engineer from the Rand Corporation in anticipation of a discussion of the findings at the final hearing.

In light of the above issues the Westhills Homeowners Association requests that a complete Environment Impact report be developed and that the final hearing on the proposed development be held when all of the relevant data is available and has had sufficient time for public review.

Sincerely,

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WESTHILLS HOMEOWNERS ASSOCIATION, INC.
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Regional Planning Commission Transmittal Check List Issues Dated October 3, 2007

This document outlines the concerns with the materials provided in the Regional Planning Commission Transmittal provided at the October 3, 2007 meeting of the Regional Planning Commission. It refers to project 98-123-(3) for Tentative Tract Map No. 52652.

Staff Report Page 1: Key Issues

The third bullet indicates that fire protection would be enhanced as a result of a requirement for all dwellings in the proposed tract to have fire sprinkler systems. While this addresses the fire hazard for the new homes in the development, it does not address the major issue of evacuation of the entire neighborhood in the event of a fire emergency. This would require addressing the issue of a single egress route for the residents of the 25 proposed homes as well as the 176 existing homes who would need to use the same, single neighborhood exit via Kittridge Street. Kittridge Street also provides the only road access to the LA City water tanks and LA City Fire Department helicopter landing pad. In past fires, this has considerable in-bound traffic of fire equipment making it impossible to turn Kittridge Street into a one-way street to improve traffic flow. On page 8, the Staff Report indicates that the evacuation and emergency vehicle access is the primary concern of the residents. The concern is dismissed with the provision that all concerns are mitigated by the fact that the proposed development provides an enhanced buffer as a result of fuel modification and sprinklers in the new homes. None of these mitigations address the evacuation issue. The residents have requested that a traffic study be conducted using a model to simulate an evacuation and have requested in addition that they be able to review both the assumptions and inputs of the model as well as the results. This has not yet happened.

The last bullet states that a Conditional Use Permit for hillside management is not required because the density (25 units) is less than the calculated midpoint density threshold (90 units). It is not clear from the document why this provision does not consider the existing development of 176 units within the calculation.

Staff Report Page 2: Special Individual Department Concerns

The Forester & Fire Warden reports no special individual department concerns. This lack of concern by the fire warden seems possible only when one reviews the proposed development in isolation and not in the context of the large development of 176 homes that would share the same, single access route. Given the history of fires in this area and the recent experience with explosive wind-driven fires in both Los Angeles and Orange Counties, this appears to be a critical gap. In fact, several issues related to emergency evacuation of the neighborhood as note above are raised in the document. What the staff report summary and full document lack is a clear description of the mitigations a detailed analysis of how these reduce the increased evacuation hazard for the neighborhood.

Staff Report Page 7: Environmental Documentation

The Staff Report indicates that the developers must use a Southern California Air Quality Management District approved dust control plan and a traffic construction management plan prior to grading the property which will involve movement of approximately 1 million cubic yards of earth. The Conditional Use Permit described in Exhibit A also indicates that the permittee must submit a revised Exhibit A to the Director of Regional Planning for review and approval (#28, page 4 of Exhibit A). Additional provisions in Exhibit A require approval for landscaping plans. What, if any, provisions are in place to allow review of these activities to ensure that the safety and quality of life of the existing homeowners are taken into consideration?

The document does not take into account the impact of the development activities and the resulting changes to the area on the three parks that adjoin the subdivision.

Staff Report Page 8: Staff Evaluation

The second paragraph notes that project contains slopes greater than 25% (as does the entire Westhills neighborhood to which it adjoins and abuts), but only uses the 25 houses, and not the density of the entire subdivision to determine that a hillside management CUP is not required. This continual treatment of the construction of new buildings within an existing subdivision as a separate subdivision is a major flaw of all the staff analyses.

Note that a discussion of the third paragraph on emergency evacuation issues is discussed in Section 1 above.

Department of Regional Planning Vesting Tentative Tract Map No. 52652

In the Draft Conditions List, condition # 9 is missing.

Department of Public Works Review, Geological Review Sheet

The geologic review sheet requires that all geologic hazards must be either eliminated or designated as restricted use areas. This review does not discuss if the geological hazards exist on adjacent properties nor does it discuss the possible impact of large-scale earth movement on the geological hazard or the surrounding area. Considering only the proposed new construction, and not including the existing subdivision and surrounding parklands is an incomplete analysis of the impact of the proposed development.

Department of Public Works, Land Development Division – Road: Page 1

These pages require that "The subdivision shall conform to the design standards …"

#9. "At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10%."

The intersection of Randiwood Street and Kittridge Street currently has a 15% grade. This figure comes from a conversation that Joel Kallich had with the surveyors who told him the grade from the current end of Kittridge Street to the Randiwood intersection was 15%. Therefore, what will be required at the intersection of Randiwood and Kittridge to make it consistent with the rule that the grade at a tee intersection cannot exceed 10%?

Department of Public Works, Land Development Division – Road: Page 2

#15 "Provide intersection sight distance …."
Changes to the grading of the roads at the intersection of Randiwood Street and Kittridge Street in order to ensure that adequate sight distance for safe vehicle traffic is maintained may create a trough which could be subject to flooding/mud drainage across Kittridge Street and into existing residences. Further, as this area is adjacent to the geologic hazard area, will this create additional soil instability in the immediate area and possible damage to the existing street?

Hazards –1. Geotechnical

This section indicates that the project site is located in an area that has high slope instability, is in a landslide zone, and entails substantial grading and/or alteration of topography including slopes of over 25%; yet the conclusion (with no explanation or documentation) is that the project has "less than significant/No Impact". Given that three of the seven potential impacts in the section are answered "yes" makes this conclusion difficult to understand.

Hazards – 2. Flood

This section states that the project site is not located in or subject to high mudflow conditions. This seems counter to the residents' experience as in any major rainfall causes substantial mud to flow out of the project site onto Randiwood and Kittridge Streets.

Hazards – 3. Fire

The concern about fire and other emergency evacuations has already been noted above. While the document correctly indicates that the project site is in a high fire hazard area, it assesses the single access issue only on the 25 new homes and does not take into consideration the those homes would be added to the 176 existing homes that would need to leave the area via a single exit point. The above referenced traffic flow/evacuation study must be completed before this point can be assessed. Also in this section, the Standard Code Requirements section has an "x" in the box next to mitigation measures, and yet in the Conclusion section, there is no indication that mitigation is required.

Resources – 3. Biota

Notes that the project site is part of an area that is an important linkage for many animals- yet will allow construction of tennis courts across a major trail for the migration/ranging of these animals and birds.

Services – 1. Traffic/Access

This section indicates that traffic is heavy (LOS of B or higher in 1998, a study that is ten years old.) Adding traffic to Valley Circle will significantly add to the congestion problems that have been noted previously on Valley Circle. It is also important to note that activities at the Knapp Ranch Park on Kittridge Street and the temple at the corner of Kittridge and Valley Circle generate considerable traffic and parking on Kittridge and adjacent streets adding to the congestion in the neighborhood.

BURDEN OF PROOF: Page 1

The last paragraph on the page states: "This project will provide a Northerly extension of the community that was partially completed many years ago and will complete the development in this area. "This statement illustrates that even the builder/engineering company acknowledges that the proposed project is an "extension" of the existing 176 residence subdivision. Thus the entire tentative tract map and CUP must include the existing residences as part of the planning process.

WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307

January 8, 2008

Mr. Donald Kress, Regional Planning Assistant II
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, California 90012

Subject:
Vesting Tentative Track Map No. 52652
Conditional Use Permit No. 98-123-(3)
Meeting Date: January 16, 2008

Steve Burger of LA County of Public Works provided a copy of the "Traffic Assessment for the Faye Estates Project" tonight. It is a good analysis of the fire safety evacuation times for the single access road Kittridge Street in the event of a forced evacuation of the Westhills area due to fires. The report analyses the impact of the addition of the 25 homes in the Faye Estates to the current 175 home development. There are several studies we have seen which establish the maximum time for safe evacuation of a residential area in an emergency is 30 minutes. The results show a worst case evacuation time of 31.06 minutes (bottom of page 8). After a brief review of the report there are several questions.

a. The study assumes 2.0 cars per household. Wouldn't 2.5 cars per household be more representative of current actual vehicles per household in Los Angeles County?
b. The study appears to address evacuation times for residents only and does not consider the simultaneous influx of fire trucks and support vehicles into the development. This is typical of actual events which have occurred in the past in Westhills.
c. Would not the incoming fire department traffic slow down the residential evacuation speeds?
d. In addition, with parking on both sides of Kittridge Street, either because of Knapp Ranch Park usage or non-resident fire watchers, would there be sufficient clearance for cars leaving while fire engines were entering. In previous wind blown wild fire incidents there were about 20 fire engines and support vehicles in the neighborhood providing protection along with fire watchers, while the evacuation was occurring.
e. What is the statically margin of error in the evacuation analysis?

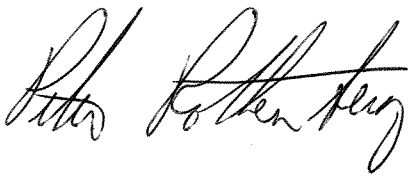
If one assumes 2.5 vehicles per household and a 5% error in the analysis the worst case solution for the current and planned number of homes would be calculated as follows, using the formula on page 8 of the report:

(438+53+75)/1020 vehicles per hour * 60 minutes per hour * +/- 5% error = 31.63-34.96 minutes
(500+53+75)/1020 vehicles per hour * 60 minutes per hour * 1.05 error = 35.09-38.79 minutes

Based on the above review, it appears that the current development exceeds the 30 minute maximum safe evacuation time and the addition of 25 homes makes the situation worse. The addition of the new development increases the worst case evacuation time by 29.3% ((38.79/30)*100 = 129.3%), a significant increase and an unacceptable evacuation time.

The addition of this development creates an unacceptable life threatening delay in evacuation times for both the current residents and the new residents. In light of the current public concerns of the hazards from wind driven wild fires in areas known to be potentially in danger based on past history, is it prudent for the RPC not to approve this additional sub-division. In addition the current drought conditions and the possible restrictions on further developments in LA County would suggest that the commission should at least delay action on this project.

Sincerely,



Peter Rothenberg, President
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Kress, Donald

From: Kress, Donald
Sent: Thursday, January 10, 2008 5:59 PM
To: 'jaguarpete@sbcglobal.net'
Cc: 'Saltsman, Ben'; Tae, Susan
Subject: Response to TR 52652 Letter of January 6, 2008

Mr. Rothenberg—

I am writing to provide responses to points (a) through (e) in your letter of January 6, 2008.

a. The fire department stated that the new houses were required to have sprinkler systems or additional brush clearance but no mention of this requirement is in the CUP.
The requirement for fire sprinklers and brush clearance (fuel modification plan) are stated in the Fire Department conditions.

b. There is no mention of the request for additional fire protection from the North by providing a fire break wall on the hill to curl the fire back on itself rather than reaching the homes in the development.
A fire-break wall was discussed at the October 3, 2007, Regional Planning Commission public hearing. The Commission did not require this wall to be built.

c. In item 17 the engineer states that, "Reducing the scope of the project would not reduce the amount of grading necessary for this project ..." Therefore no mitigation is offered for the movement of almost 1 million cubic yards of earth.
This quotation is from item 17 of the findings for the Conditional Use Permit. Item 17 summarizes the applicant's rebuttal to public testimony at the October 3, 2007, Commission public hearing.

Conditional Use Permit conditions numbers 29 through 32 and 42 concern grading plan approval, re-vegetation of cut and fill slopes, landscaping, and open space requirements.

d. No mitigation is required to protect and recover the removed top soil from the development area.
A plan to stockpile topsoil for re-vegetation purposes is required by Conditional Use Permit condition number 41.

e. The Santa Monica Mountains Conservancy has not had any discussions (that we are aware of) with the RPC staff concerning co-management of the undeveloped area and the easement for the park road at the north end. They would prefer that the unused land be donated to them as part of the current CUP process. El Escorpion Canyon Park was donated to LA City as part if the agreement to develop the Castle Peak Estates directly north of this proposed development.
Arranging the easement and dedication required by Conditional Use Permit conditions numbers 48 through 51 is the responsibility of the developer.

I hope this information is helpful to you.

Thank you for your participation in the planning process.

Donald Kress
Los Angeles County Department of Regional Planning
Land Divisions Section

Kress, Donald

From: Rhoda Novak [rhoda@johninovak.com]
Sent: Tuesday, January 15, 2008 8:54 PM
To: Kress, Donald
Subject: Retransmission: FIRE DANGER == Please address these concerns at the Jan 16th regional planning meeting ==> TR52652 Single Egress Road concerns about evacuation times

Don,

Your mail box timed out and this email was returned Tuesday night, so I'm resending them.

Rhoda

From: Rhoda Novak [mailto:rhoda@johninovak.com]
Sent: Monday, January 14, 2008 2:48 PM
To: dkress@planning.lacounty.org
Cc: bsaltsman@bos.lacounty.gov; Michael_Davies@feinstein.senate.gov; 'Scott, Cynthia'; 'Jonathan Brand'; 'Peter Rothenberg'; 'Susan Jennings'; John Doyle ; Jack & Bernice O'Connell; vicmay5@aol.com; John Novak; 'Joel Kallich'; 'Bob Sanders'; 'Bob Lancet'
Subject: FIRE DANGER == Please address these concerns at the Jan 16th regional planning meeting ==> TR52652 Single Egress Road concerns about evacuation times

Don,

Thank you for your work on TR52652, the tract on Randiwood Lane in West Hills. Hope you have a wonderful New Year.

Could you please enter this email into the record and ensure that the commissioners are aware of my concerns. After reading the traffic study, I am concerned about evacuation times since about half of our homes have 3 car garages, and I'm sure the new tract will have 3 car garages plus maids, etc. During many fires, we don't have early police support guiding traffic and we do have many lookie loos at our local park. We live in a very windy area on Randiwood and the fires have spread unexpectedly rapidly.

I feel the traffic study has several significant flaws. For example, given a more realistic number of cars per home (2.5 cars/home for the 175 homes in our tract and 3 cars/home for the proposed new 25homes), I'm sure the updated evacuation times will exceed established safety standards for human lives. Other concerns include potential for flooding, ground water contamination, unstable soil and other issues previously covered in an earlier email.

The large number of YESs and MAYBEs that are not being addressed include factors that endanger our community and degrade our environment:

In the package for the January 16th meeting (http://planning.lacounty.gov/doc/case/TR52652_RPC011608.pdf), pages 63+ list quite a few MAYBE's and many important YES's:

- **Hazards – 1. Geotechnical:** ➔ three YES's for site having a high slope instabilities, expansive soil and grading with slopes over 25%
- **Hazards – 2. Flood:** ➔ YES for altering existing drainage, but answer did not address potential for flooding, runoff, etc.
- **Hazards – 3. Fire:** ➔ The proposed tract is in a Very High Severity Fire Zone, but there is a MAYBE for inadequate access (Kittridge is the single egress)
- **Resources – 1: Water Quality** ➔ Ground water quality and storm water runoff (including post development potential pollutants…). Note the actions taken after the 2005 Topanga fire about runoffs
- **Resources – 3: Biota** ➔ Five YES's (all but one answer were YES) on many environmental issues (sensitive species…)
- **Resources – 4: Archeology** ➔ YES near archeological sites

- **Resources – 7: Visual Qualities** ➔ YES obstructs view from hiking path, etc.; one MAYBE out of character with surroundings
- **Services 1.0 Traffic/ Access**: ➔ Known traffic congestion (this did not discuss the single egress section of Kittridge, which is certainly a traffic issue)
- **Services – 3. Education:** ➔ Schools are over capacity. It isn't clear how a School Facilities Fee for 25 homes will solve the class room size and other issues in the near term until more schools are built
- **Services – 4. Fire/Sheriff Services:** ➔ Development might impact fire station or sheriff response times. Note that the second fire station is in Malibu, which is usually in flames when this tract is threatened by fire.
- **Mandatory Findings of Significance:** ➔ Both a YES for environmental impact, MAYBE for substantial adverse affects on human beings

Rhoda Novak
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818-744-5006

WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307

January 16, 2008

Mr. Donald Kress, Regional Planning Assistant II
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, California 90012

Subject:
Vesting Tentative Track Map No. 52652
Conditional Use Permit No. 98-123-(3)
Meeting Date: January 16, 2008

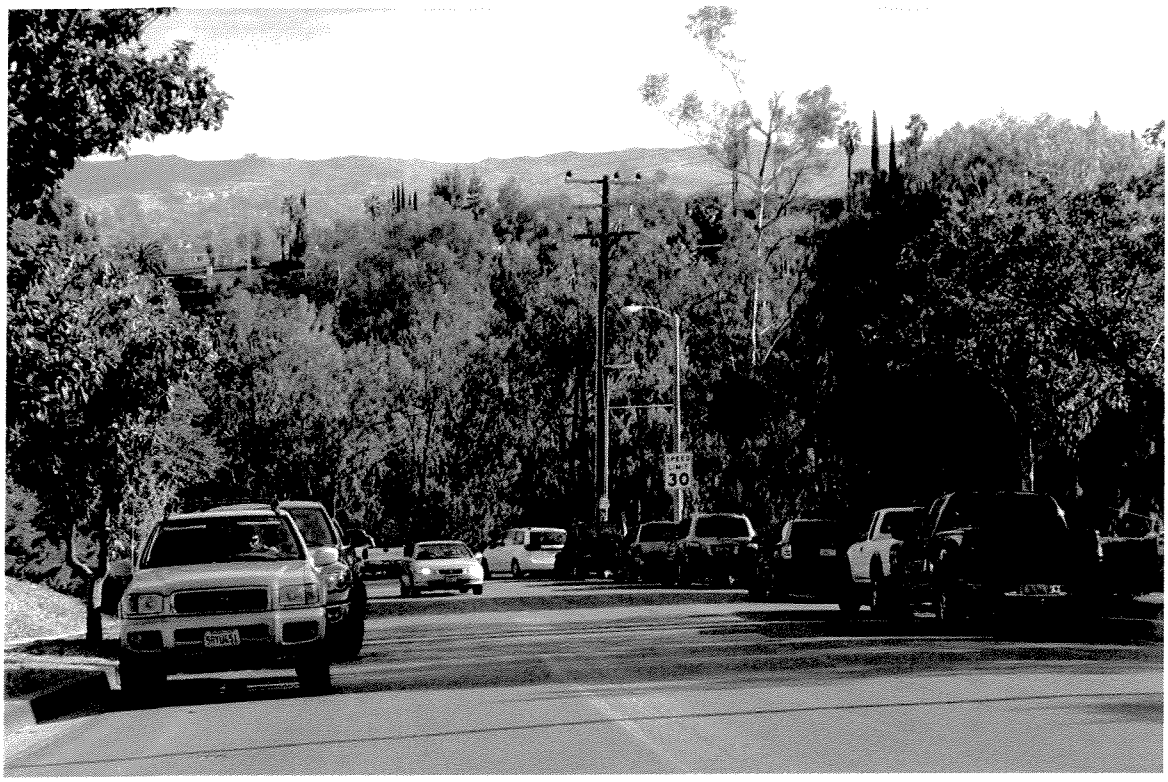
The Westhills Homeowners Association is not here to block this development because it is bad or just because it is a change to the neighborhood. The property owner has been more than fair in contacting the community with information and agreeing to the requests for changes to the conditional use permit to resolve community concerns. The primary concern of the residents is that any additional development in Westhills will reduce the safety of the area due to the additional congestion during a wild fire evacuation, caused by the increased number of homes on a single access road.

Development on this land has been under consideration for many years and has always been denied by LA County because of the single access road limitations. Suddenly a new fire department staff decides it is alright to go against the county code and approve the development. In discussions with the fire department, they said that there was no formal documentation or analysis leading to their decision to approve the project. A group of former chiefs and the current one sat around, discussed the project and Ok'd it. The stated reason was they were successful in reducing the number of homes from 40 to 25 and they had to consider the economic effects on the owner. In addition the fire chief in charge said he did not think evacuation was a good idea in most cases. The WHOA is unaware that economic considerations of the petitioner was a criterion for the fire department decision. We believe that the safety of the current and future residents of an area is the responsibility of the fire department.

Therefore, the homeowners association requested that the planning commission staff do a traffic study to determine the impact on evacuation times from the increased number of houses. This was not viewed as a "courtesy" by the current residents but a reasonable request based on the unsubstantiated analysis by the fire department. There was one meeting with a representative of the homeowners association and the planning commission staff where the parameters of the planned study where defined. The RPC staff agreed to have a consultant perform the study. At the scheduling meeting of the RPC last week, the homeowners association learned for the first time that the study was not done by an independent contractor but by the developer. The concept of "the fox guarding the henhouse" comes immediately to mind. A study funded by one of the opposing sides can not be considered independent. This procedure also explains the minimal nature of the study. In the previous letter from the homeowners association we pointed out some significant omissions in

spite of the few hours it was available to us. Having had a few more days to consider the results below is an updated list of parameters not considered in the minimal study.

a. The developer's study assumes 2.0 cars per household. A survey of the members of the WHOA board at our January meeting showed that none of them had less than 3 cars and one had five. Based on the size of the proposed new homes 2.0 cars per household is insufficient. It is more than likely that all the new homes will have 3 car garages at a minimum. Many of the current homes in Westhills have 3 car garages.
b. The developer's study only addresses evacuation times for traffic in one direction and does not consider the simultaneous influx of fire trucks and support vehicles into the development, as well as residents returning home from work to assist their families in the evacuation process. There may also be a large number of fire watchers who come into the area during this critical time. This was typical of actual events which have occurred in the past in Westhills.
c. In addition, with parking on both sides of Kittridge Street, either because of Knapp Ranch Park usage or non-resident fire watchers, there may be insufficient clearance for cars leaving while fire engines were entering. See the picture below of Kittridge Street with parking on both sides and a car coming up the hill. There is insufficient room for a fire engine or high speed evacuation.



d. The developer's study uses the standard traffic rate of 1020 vehicles/hour for a Kittridge size road. It does not take into consideration the fact that Kittridge is a 15% grade and therefore will slow down traffic.
e. The developer's study does not consider the fact that several of the trees on the park side of the street are Eucalyptus trees and highly flammable.
f. The developer's study does not consider weather and visibility conditions during a wind driven fire. Previous experience of fires in the area of Westhills has shown that heavy smoke occurs before the arrival of the fire. This would be at the peak of the evacuation process.
g. The developer's study does not consider fire equipment in the streets concurrent with evacuation. During previous fire events in the current development, fire hoses crisscrossing the streets had significantly slowed traffic.
h. The developers study does not consider the impact on evacuation times from cars coming out of the side streets onto Kittridge Street.
i. The developer's study does not consider the congestion caused by cars coming out of their driveways throughout the development during an evacuation (especially the ones on Kittridge itself). There are many homes on Kittridge Street.
j. The developer's study does not consider that one of the new streets in the proposed development is a cul-de-sac which means there is only one way out of that street on to Kittridge Street.
k. The developer's study does not consider the fact that there are several old pine trees along the side of Kittridge Street at the temple which could fall across the road during high wind conditions and block the only evacuation street. Two trees at this location have already fallen during wind events.
l. The developer's study does not consider the statistical margin of error in the evacuation analysis. This could cause the study to understate the worst case limits and understate the potential risk to the neighborhood.

It is therefore the request of the Westhills Homeowners Association that this project be denied based on the specific regulations of the Los Angeles County Code, (see the sections attached), for high fire hazard areas in a wildland area. It is the belief of the Westhills Homeowners Association that the protection of human life has a higher priority than economic considerations.

Sincerely,

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WESTHILLS HOMEOWNERS ASSOCIATION, INC.
Westhills, California 91307

The Los Angeles County Code Requirements

21.24.010 General requirements--Determination of adequacy.

A. Each street providing access to lots within a division of land shall connect directly or through one or more other streets to a highway which is shown on the Highways Plan and which is maintained and open to public travel. Each route of access to a highway which is shown on the Highway Plan shall be adequate to accommodate the composition and volume of vehicular traffic generated by the land uses which it serves.
B. In determining the adequacy of a route of access, the advisory agency shall consider the potential for blockage of the route by flood, fire or landslide and the effect of such blockage on the safe evacuation of future users and occupants of the division and on the deployment of fire equipment or other services under emergency conditions. The advisory agency may disapprove a design which makes use of a residential street as a route of access to industrial, commercial or other divisions of land generating traffic which would conflict with the residential character of the street. (Ord. 85-0168 § 1, 1985; Ord. 10485 § 2, 1972: Ord. 4478 Art. 4 § 40, 1945.)

21.24.020 Restricted residential access.

A. If a street or street system is restricted to a single route of access to a highway shown on the Highway Plan, except for a limited secondary highway, which is maintained and open to public travel, whether at the point of intersection with the highway or at some point distant from the highway, the street or street system shall serve not more than:
1. 150 dwelling units where the restriction is designed to be permanent and the street or street system does not traverse a wildland area which is subject to hazard from brush or forest fire;
2. 75 dwelling units where the restriction is designed to be permanent and the street or street system traverses a wildland area which is subject to hazard from brush or forest fire;
3. 300 dwelling units, where the restriction is subject to removal through future development.
B. If the roadway paving on that portion of the street or street system forming the restriction is less than 36 feet in width and is not to be widened to 36 feet or more as a part of the development of the division of land, the permitted number of dwelling units shall be reduced by 25 percent if the pavement is 28 feet or more in width, and by 50 percent if the pavement is less than 28 feet in width. If the roadway paving on that portion of the street or street system forming the restriction is 64 feet or more in width and the restriction is subject to removal through future development, the permitted number of dwelling units may be increased to 600. In no event shall the pavement width be less than 20 feet. The provisions of this section shall not apply to divisions of land referred to in Section 21.32.040 to divisions of land approved pursuant to Section 21.32.080, or to minor land divisions. (Ord. 85-0168 § 2, 1985; Ord. 10485 § 4, 1972: Ord. 4478 Art. 4 § 40.2, 1945.)

21.24.030 Wildland access.

Notwithstanding the provisions of Sections 21.24.020 and 21.24.190, the advisory agency may disapprove a design of a division of land which utilizes a cul-de-sac or branching street system or other single-access street or street system as the sole or principal means of access to lots within the division, where the forester and fire warden advises:
A. That the street or street system will traverse a wildland area which is subject to extreme hazard from brush or forest fires;
B. That the lack of a second route of access would unduly hinder public evacuation and the deployment of fire-fighting and other emergency equipment in the event of a brush or forest fire. (Ord. 10485 § 3, 1972: Ord. 4478 Art. 4 § 40.1, 1945.)