

DEPARTMENT OF
CITY PLANNING

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CITY OF LOS ANGELES
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ERIC GARCETTI
MAYOR

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INFORMATION
<http://planning.lacity.org>

July 20, 2015

Centex Homes (O)
27101 Puerta Real #300
Mission Viejo, CA 92691

George Colvin
9255 Deering Avenue, Suite 200
Chatsworth, CA 91311

RE: Case: TT-52866
Related Case: CPC-1999-218-DA
(Ordinance No. 173,592)
24000 Roscoe Boulevard
Community Plan: Chatsworth - Porter
Ranch
C.D.: 12
CEQA: ENV-1998-227-MPR-SUB-DA-AN
Zone : A1-1
DM: 192B089
Legal: Lot PT LT 4, Arb 1
REVISED EXTENSION OF TIME

On August 28, 2000, the Deputy Advisory Agency approved Tentative Tract No 52866, located at 24000 Roscoe Boulevard, for a maximum of 147 single-family lots as shown on the map with an expiration date of August 28, 2003. ON April 3, 2003, a request for Extension of Time was accepted by the Planning Department. The Extension of Time was granted until August 28, 2008. This date did not take into account the Development agreement for the site, which allows the tract to expire 15 years from the date of final approval by the City of the project plans for the development, June 29, 2001. Therefore, the tract is entitled to be extended until **June 28, 2016**.

Per Section 66452.6(a)(i) of the State Map Act, the Deputy Advisory Agency approves an extension to 15 years from the decision date as shown in the Development Agreement between the applicant and the City for this project to the expiration date of **June 28, 2016**. No further extension of time to record the final map can be granted.

MICHAEL J. LOGRANDE
Director of Planning

DAVID WEINTRAUB
Deputy Advisory Agency
MJL:DW:HLA:amv
cc: Councilman Mitchell Englander
Twelfth Council District

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June 30, 2015

Centex Homes (O)
c/o David J. Alpern

VTN West, Inc. (R)
c/o George S. Colvin
9255 Deering Avenue, Suite 200
Chatsworth, CA 91311

RE: Tentative Tract No.: 52866-01
Related Case: None
13267 – 13275 Foothill Boulevard
C.D. : 12

**Letter of Correction No. 8/
Correcting Condition B9(e)**

On August 28, 2000, in accordance with provisions of Section 17.03 and 17.05-H of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Tentative Tract No. 52866, located at 24000 Roscoe Boulevard. West of Valley Circle Boulevard for a maximum new 147-lot single-family development and five open lots as shown on map stamped-dated May 11, 1999.

On March 8, 2001, the Advisory Agency issued a Letter of Correction deleting Condition No's B.11 and adding Condition No's B.11 (a-e) to S-3 (i-m).

On April 25, 2001, the Advisory Agency issued a Letter of Clarification approving the recordation of Tract No. 52866 in unit maps or phases to the satisfaction of the Bureau of Engineering.

On December 31, 2014, the Advisory Agency granted a 4th revised map stamp-dated July 30, 2014 to revise the lot lines for Lot 24 in Tract 52866-01, and Lot 83 in Tract 52866. The map also revised the lot area for Lots 23-25 in Tract 52866-01, and Lots 83 & 106 in Tract 52866. The following lots were also approved for lot averaging to Lots 32 & 33 in Tract 52866-01 and Lots 1-6, 34, 35, 40-43, 45, 46, 70, 76, 77, 84-86, 90-92, and 97. The Fire Department Condition No K(20) concerning emergency access road and bridge was modified as well.

On March 17, 2015, the Advisory Agency received a letter from the Department of Transportation dated March 4, 2015 (Exhibit A) to correct condition language imposed by the Advisory Agency determination dated August 20, 2000, specifically Condition A.3.g. Condition A.3.g was amended as recommended by the Department of Transportation.

On April 21, 2015, the Advisory Agency issued a sixth correction letter to correct a typographical error to Condition S-3(j)(2) to note a 50-foot wide roadway as indicated under the Valley Circle street widening plan.

On May 19, 2015, the Advisory Agency issued a correction to the fourth Letter of Correction issued on December 31, 2014, to correct the incorrect cul-de-sac dimensions noted under the modification to Engineering Condition No's B.4 and B9(b).

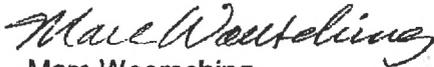
It has been discovered that a second correction to the fourth Letter of Correction issued on December 31, 2014 is necessary to correct language under the modification to Engineering Condition No's B9(e). Therefore, the following condition is hereby revised to read

REVISE ENGINEERING CONDITION B9(e) as follows:

B9(e) That an additional 5-foot wide public ~~street~~ utility easement be provided along both sides of all proposed public streets.

Note: ALL other conditions of approval including any past letters shall apply and remain unchanged.

MICHAEL J. LOGRANDE
Director of Planning



Marc Woerschling
Deputy Advisory Agency

MJL:MW:NR:mkc

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April 21, 2015
Centex Homes (O)
c/o David J. Alpern

VTN West, Inc. (R)
c/o George S. Colvin
9255 Deering Avenue, Suite 200
Chatsworth, CA 91311

RE: Tentative Tract No.: 52866-01
Related Case: None
13267 – 13275 Foothill Boulevard
C.D. : 12

**Letter of Correction –
Condition S-3(j)(2)**

On August 28, 2000, in accordance with provisions of Section 17.03 and 17.05-H of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Tentative Tract No. 52866, located at 24000 Roscoe Boulevard. West of Valley Circle Boulevard for a maximum new 147-lot single-family development and five open lots as shown on map stamped-dated May 11, 1999.

On March 8, 2001, the Advisory Agency issued a Letter of Correction deleting Condition No's B.11 and adding Condition No's B.11 (a-e) to S-3 (i-m).

On April 25, 2001, the Advisory Agency issued a Letter of Clarification approving the recordation of Tract No. 52866 in unit maps or phases to the satisfaction of the Bureau of Engineering.

On December 31, 2014, the Advisory Agency granted a 4th revised map stamp-dated July 30, 2014 to revise the lot lines for Lot 24 in Tract 52866-01, and Lot 83 in Tract 52866. The map also revised the lot area for Lots 23-25 in Tract 52866-01, and Lots 83 & 106 in Tract 52866. The following lots were also approved for lot averaging to Lots 32 & 33 in Tract 52866-01 and Lots 1-6, 34, 35, 40-43, 45, 46, 70, 76, 77, 84-86, 90-92, and 97. The Fire Department Condition No K(20) concerning emergency access road and bridge was modified as well.

On March 17, 2015, the Advisory Agency received a letter from the Department of Transportation dated March 4, 2015 (Exhibit A) to correct condition language imposed by the Advisory Agency determination dated August 20, 2000, specifically Condition A.3.g. Condition A.3.g was amended as recommended by the Department of Transportation.

It has been discovered that the Letter of Correction issued on March 8, 2001 has a typographical error to Condition S-3(j)(2) and must be corrected to note a 50-foot wide roadway as indicated under the Valley Circle street widening plan (Exhibit D) attached. Therefore, the following Condition S-3(j)(2) is hereby corrected to read:

REVISE ENGINEERING CONDITION S-3 (j)(2) as follows:

- (j) Improve Valley Circle Boulevard being dedicated and adjoining the tract by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and improvements consistent with Section 3.3.7 of CPC No. 99-0218 (DA), Development Agreement (Valley Circle Improvements).
 - (2) Improve Valley Circle Boulevard, consistent with the intent of the attached (Exhibit D) and to the satisfaction of the City Engineer.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.

Note: ALL other conditions of approval shall apply and remain unchanged.

MICHAEL J. LOGRANDE
Director of Planning

Marc Woerschling
Marc Woerschling
Deputy Advisory Agency

MJL:JF:MW:NR:mkc

EXHIBIT D

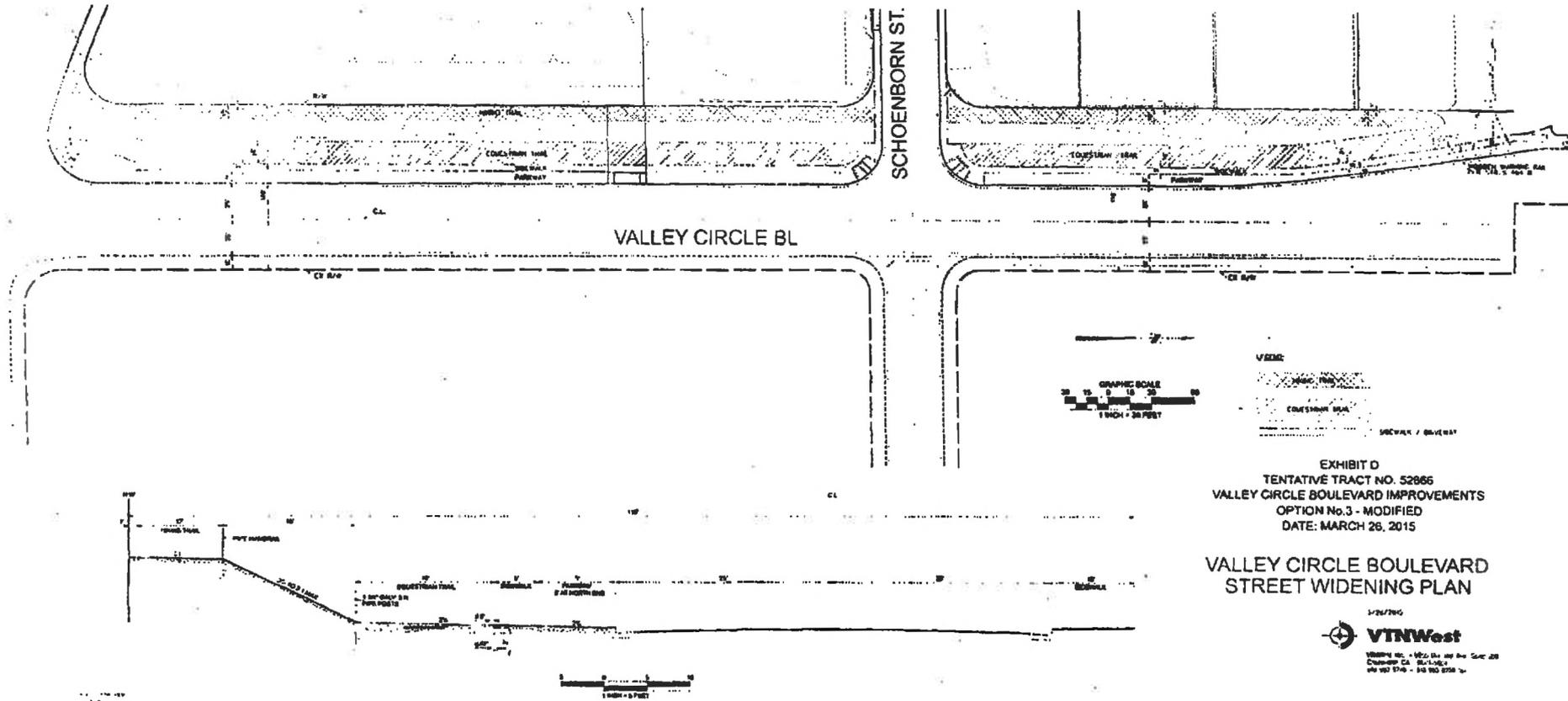


EXHIBIT D
TENTATIVE TRACT NO. 52866
VALLEY CIRCLE BOULEVARD IMPROVEMENTS
OPTION No.3 - MODIFIED
DATE: MARCH 26, 2015

VALLEY CIRCLE BOULEVARD STREET WIDENING PLAN

1/26/2015
VINWest
VINWEST INC. - 1610 14th Ave. Suite 208
Chico, CA 95926
tel 916 274 - 1400 fax 916 274 - 1401

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CITY PLANNING COMMISSION

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March 17, 2015
Centex Homes (O)
c/o David J. Alpern

VFN West, Inc. (R)
c/o George S. Colvin
9255 Deering Avenue, Suite 200
Chatsworth, CA 91311

RE: Tentative Tract No.: 52866 & 52866-01
Related Case: None
13267 – 13275 Foothill Boulevard
C.D. : 12

Letter of Correction –
Condition A.3.g

On August 28, 2000, in accordance with provisions of Section 17.03 and 17.05-H of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Tentative Tract No. 52866, located at 24000 Roscoe Boulevard, West of Valley Circle Boulevard for a maximum new 147-lot single-family development and five open lots as shown on map stamped-dated May 11, 1999.

On April 25, 2001, the Advisory Agency issued a Letter of Clarification approving the recordation of Tract No. 52866 in unit maps or phases to the satisfaction of the Bureau of Engineering.

On December 31, 2014, the Advisory Agency granted a 4th revised map stamp-dated July 30, 2014 to revise the lot lines for Lot 24 in Tract 52866-01, and Lot 83 in Tract 52866. The map also revised the lot area for Lots 23-25 in Tract 52866-01, and Lots 83 & 106 in Tract 52866. The following lots were also approved for lot averaging to Lots 32 & 33 in Tract 52866-01 and Lots 1-6, 34, 35, 40-43, 45, 46, 70, 76, 77, 84-86, 90-92, and 97. The Fire Department Condition No K(20) concerning emergency access road and bridge was modified as well.

The Advisory Agency received a letter from the Department of Transportation dated March 4, 2015 (Exhibit A) to correct condition language imposed by the Advisory Agency determination dated August 20, 2000, specifically Condition A.3.g. After a thorough review of the request and the recommendations of the Department of Transportation, it was the determination of the Advisory Agency to amend Condition A.3.g and add new language recommended by the Department of Transportation to read as follows:

ADD LAND USE CONDITION A.3.g to read:

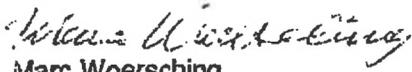
3. Prior to the recordation of the final map, the subdivider will prepare and execute a covenant and agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to

the following:

- g. Valley Circle improvements shall include installation of 2-flashing lights which can be activated by equestrians crossing Valley Circle Boulevard.
1. That the developer deposit \$155,000 with the Department of Transportation, in DOT Trust Fund #840, Miscellaneous Account #2200, as a mutually agreed upon alternative allowing them to satisfy their Land Use Requirement A.3.g under the Transportation/Circulation Requirement F. Note 1.
 2. That the developer terminate the equestrian trail on the west side of Valley Circle Boulevard, immediately south of Jensen Drive, with a barricade.

Note: ALL other conditions of approval shall apply and remain unchanged.

MICHAEL J. LOGRANDE
Director of Planning


Marc Woerschling
Deputy Advisory Agency

MJL:JF:MW:NR:mkc

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200 N. SPRING STREET, ROOM 525
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AND
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December 31, 2014

Centex Homes (O)
c/o David J. Alpern

VTN West, Inc. (R)
c/o George S. Colvin
9255 Deering Avenue, Suite 200
Chatsworth, CA 91311

RE: Tentative Tract No.: 52866 & 52866-01
Related Case: None
13267 – 13275 Foothill Boulevard
C.D. : 12

**4th REVISED MAP(2 sheets)/
MODIFICATION**

On August 28, 2000, in accordance with provisions of Section 17.03 and 17.05-H of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Tentative Tract No. 52866, located at 24000 Roscoe Boulevard. West of Valley Circle Boulevard for a maximum new 147-lot single-family development and five open lots as shown on map stamped-dated May 11, 1999.

On April 25, 2001, the Advisory Agency issued a Letter of Clarification approving the recordation of Tract No. 52866 in unit maps or phases to the satisfaction of the Bureau of Engineering.

On July 30, 2014, the applicant filed a 4th revised map stamp-dated July 30, 2014 to revise the lot lines for Lot 24 in Tract 52866-01, and Lot 83 in Tract 52866. The map also revises the lot area for Lots 23-25 in Tract 52866-01, and Lots 83 & 106 in Tract 52866. The following lots are also requested for lot averaging in order to require less grading than would a subdivision of conventional design not utilizing lot averaging as follows: Lots 32 & 33 in Tract 52866-01 and Lots 1-6, 34, 35, 40-43, 45, 46, 70, 76, 77, 84-86, 90-92, and 97.

The request includes the modification of the Fire Department Condition No. K(20) concerning the emergency access road and bridge.

After a thorough review of the request and the recommendations of the Subdivision Committee, it was the determination of the Advisory Agency to **grant the tract modification request, and modify the conditions of approval as follows:**

MODIFY ENGINEERING CONDITION NO. B.1, B.4, B9(b), and B9(d) to read:

- B.1. That a 50-foot wide and variable width strip of land be dedicated along Valley Circle Boulevard adjoining the subdivision to complete a 116-foot wide public right-of-way including a 20-foot radius property line return at the intersection with Roscoe Boulevard.

- B.4 That a 46-foot wide right-of-way be dedicated for proposed "D" Street including a 46-foot radius property line cul-de-sac at the terminus and 15-foot radius property line return at the intersection with "C" Street.
- B9(b) That a 46-foot wide rights-of-way be dedicated for Roscoe Boulevard southerly of "B" Street, and "A" Street south of "B" Street including a 46-foot radius cul-de-sac at their terminus between Roscoe Boulevard.
- B9(d) That a 28-foot wide emergency access road be dedicated to the City of Los Angeles on an alignment satisfactory to the Fire Department and Department of Building and Safety and be shown on the final map satisfactory to the City Engineer.

ADD A NEW ENGINEERING CONDITION NO. B9(e) to read:

- B9(e) That an additional 5-foot wide public street easement be provided along both sides of all proposed public streets.

MODIFY ENGINEERING CONDITION NO. S-39(i)(m) to read:

Improve the emergency access road as stated and modified herein under **Condition No. B9(d)** by the construction of a 28-foot wide roadway. This roadway shall be designed, constructed, and inspected by the Department of the Building and Safety and also satisfactory to the Fire Department.

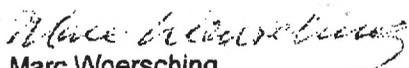
MODIFY FIRE DEPARTMENT CONDITION NO. K(20) to read:

- K(20) That the fire emergency road and the bridge shall conform to the Building and Safety design and construction standards and be satisfactory to the Fire Department.

MODIFY WILDLIFE CORRIDOR CONDITION W-7 to read as written in the Mountains Recreation & Conservation Authority (MCRA) letter dated September 9, 2014 and include the attached MCRA proposed Exhibit A.

Note: ALL other conditions of approval shall apply and remain unchanged.

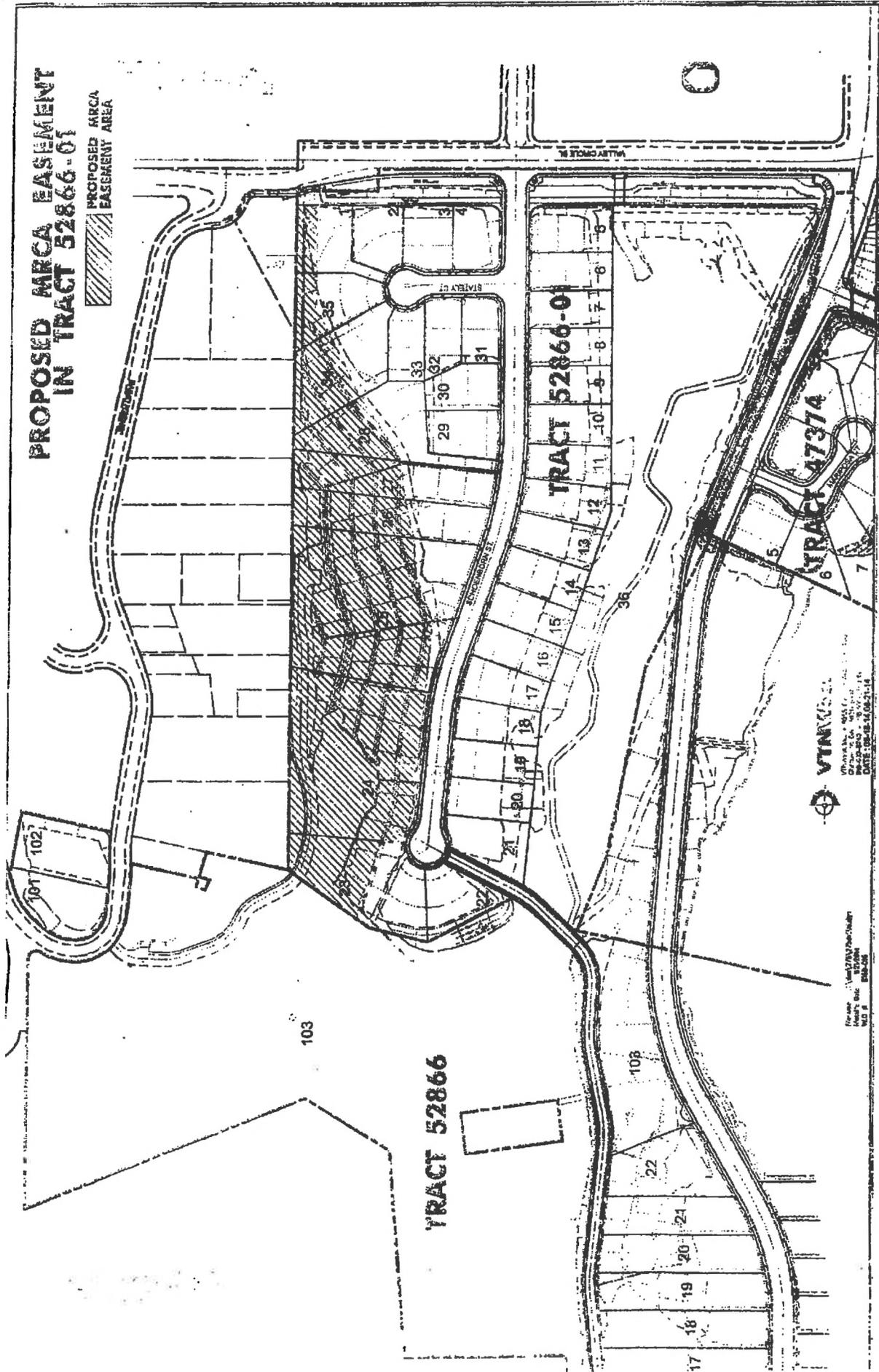
MICHAEL J. LOGRANDE
Director of Planning


Marc Woerschling
Deputy Advisory Agency

MJL:JF:MW:NR:mkc

**PROPOSED MRCA EASEMENT
IN TRACT 52866-01**

PROPOSED MRCA
EASEMENT AREA



VTINVEST
VT INVESTMENT MANAGEMENT
1000 WASHINGTON STREET
SUITE 200
MOUNTAIN VIEW, VT 05637
PHONE: 802-243-1111
FAX: 802-243-1112

Prepared by: [Signature]
DATE: [Date]



MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5810 Ramirez Canyon Road
Malibu, California 90265
Phone (310) 589-3230 Fax (310) 589-3237

September 9, 2014

Nelson Rodriguez
6262 Van Nuys Boulevard
Van Nuys, California 91401

**Modified Wildlife Corridor for Condition W-7 for
Tentative Tract Map No. 52866 (City Plan Case No. 99-0218 DA)**

Dear Mr. Rodriguez:

The applicant for Tentative Tract Map No. 52866 (City Plan Case No. 99-0218 DA) has reached out to the Mountains Recreation and Conservation Authority (MRCA) in regards to modifying a condition of approval for the proposed tentative tract map. Pursuant to the conditions of approval from the City of Los Angeles (decision date: August 28, 2000), Tentative Tract Map No. 52866 must satisfy Condition W-7, which states:

One lot has been eliminated from the northeast corner of the development area and the Developer shall dedicate to MRCA a wildlife corridor easement of not less than fifty (50) feet in width, adjacent to Lots 134, 135, and 136 to provide a future habitat linkage between Dayton Canyon and Chatsworth Reservoir. Brush clearance within this corridor is to be the responsibility of the Homeowners Association and shall comply with all requirements of the City of Los Angeles Fire Department. The Developer shall dedicate to MRCA a minimum fifty (50) foot conservation easement over this habitat linkage between Valley Circle Boulevard and the fee title public open space.

The Mountains Recreation and Conservation Authority (MRCA) has met with David Alpern, the authorized project representative, and George Colvin, the project engineer on August 15, 2014 to discuss a modification of the proposed fifty-foot wide wildlife corridor pursuant to Condition W-7. Since the condition was first finalized in 2000, Lots 134, 135, and 136 has now been renumbered to Lots 1, 35, and 34 respectively.

The requested modification, as shown in the attached Exhibit, includes a decrease of the proposed wildlife corridor from fifty-feet-wide to forty-feet-wide on Lot 1 and a portion of Lot 35, and a widening of the wildlife corridor beyond fifty-feet-wide on Lot 34. Adjacent to the west of Lot 34 is Lot 28, followed by Lots 27, 26, 25, 24, and 23 respectively. Portions of the hillside on the northern portions of Lot 28 through Lot 23 will be dedicated to MRCA as a conservation easement, which would connect to the

Mr. Nelson Rodriguez
Modification to Condition W-7 for Tentative Tract Map No. 52866
September 9, 2014

Page 2

required fee simple open space dedication adjacent to the west of Lot 23. The newly proposed conservation easement area is shown in the attached Exhibit.

Per Condition W-11 in the City's letter of approval, the developer is required to install a block wall at the base of the hillside at the rear of Lots 1, 35, 34 and Lots 28 through 25. This wall shall not be located within the wildlife corridor conservation easement as shown in the attached Exhibit under any circumstances.

The modified conservation easement creates a more functional guaranteed habitat linkage for wildlife movement between Chatsworth Reservoir and Dayton Canyon. Therefore, the MRCA approves of the requested modification, provided that all of the remaining criteria of condition W-7 are met regarding brush clearance within the wildlife corridor, and that all other conditions of approval for the Open Space/Conservation section of the City's letter of approval remain in effect.

Thank you for your consideration of our comments. If you have any questions, please feel free to contact Jessica Nguyen of MRCA staff at (310) 589-3230, extension 125, or via email at jessica.nguyen@mrca.ca.gov.

Sincerely,



Paul Edelman
Chief of Natural Resources and Planning

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SABRINA KAY

FR. SPENCER T. KEZIOS

CINDY MONTAÑEZ

MICHAEL K. WOO

GABRIELE WILLIAMS
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Date: DEC 04 2007

Law Offices of Wayne Avrashow (A)
16133 Ventura Boulevard, Suite 920
Encino, CA 91436

Crosby Mead Benton & Associates (R)
6345 Balboa Boulevard, # 140
Encino, CA 91316

Centex Homes (O)
27200 Tourney Road, # 200
Valencia, CA 91355

RE: Tentative Tract No. 52866
Council District No. 3

EXTENSION OF TIME

On August 28, 2000, the Deputy Advisory Agency approved Tentative Tract No. 52866, located at 24000 Roscoe Boulevard, for a maximum of 147 single-family lots as shown on map with an expiration date of August 28, 2003. On April 3, 2003, a request for Extension of Time was accepted by the Planning Department. The Extension of Time was granted until August 28, 2008. This date did not take into account the Development Agreement for the site, which allows the tract to expire 15 years from the date of final approval by the City of project plans for the development. Therefore, the tract is entitled to be extended until August 28, 2015.

Per Section 66452.6(a)(i) of the State Map Act, the Deputy Advisory Agency approves an extension to 15 years from the decision date as shown in the Development Agreement between the applicant and the City for this project to the expiration date of August 28, 2015. No further extension of time to record the final map can be granted.

S. Gail Goldberg, AICP
Advisory Agency

MICHAEL S.Y. YOUNG
Deputy Advisory Agency

MSYY:GC:ek



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LOS ANGELES, CA 90012-4801

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www.lacity.org/PLN

DECISION DATE: May 31, 2006

APPEAL END DATE: June 12, 2006

Board of Public Works (with file)

Centex Homes (O)
Attn: Mr. John Fitzpatrick
27200 Tourney Road, #200
Valencia, CA 91355

Wayne Avrashow, Esq. (R)
16133 Ventura Boulevard, #920
Encino, CA 91436

Crosby, Mead & Benton Assoc. (R)
AKA Stantec
Attn: Fred Cunningham
6345 Balboa Boulevard, #140
Encino, CA 91316

Re: Tract No: 52866-M1
Council District No. 3 and 12

MODIFICATION
RECEIVED AND FILED

On May 31, 2006, the subdivider's representative submitted a written request that proceedings on Tentative Tract No. 52866-M1 (Modification) be terminated.

The tentative tract Modification was filed with the Department of City Planning on August 29, 2003 and was located at 24000 West Roscoe Boulevard in the Chatsworth-Porter Ranch Community.

The Advisory Agency had taken no formal action on this Modification prior to receiving the written request for termination of proceedings.

In view of the above, and in accordance with provisions of the State Subdivision Map Act and Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency on



May 31, 2006 agreed to terminate all proceedings relative to Tentative Tract No. 52866-M1 and directed that the Modification application be received and filed.

Sincerely,

S. Gail Goldberg
Advisory Agency, AICP


EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:SP:jh

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
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May 17, 2005

Ronald Gallagher(A)(O)
Centex Homes
27200 Tournay Road, Suite 200
Valencia, CA 91355

Gregg Masini (R)
Seymour Consulting Group
15233 Ventura Boulevard, Suite 1002
Sherman Oaks, CA 91403

Department of Building and Safety

RE: Tentative Tract 52866 Lots 1-152
RELATED CASE NO. Tentative Tract 52866-M1
CPC 99-0206 (ZC)(GPA)(AN)
CPC 99-021(DA)

Chatsworth-Porter Ranch and Canoga Park-
Winnetka-Woodland Hills-West Hills Planning
Area

Zone : [T]RE11-1, [T]RE9-1, [T]RA1-1,
D.M. : 195A089, 193.5A089, 192B089,
189B089, 195A091, 193.5A091, and
198B089

C.D. : 12 and 3
CEQA : EIR98-0227-MPR/SUB/DA/ANNEX
Fish and Game: Not Exempt
Legal Description: TT 52866 Lots 1-152

COMMUNICATION

Pursuant to Section 17.03 of the Los Angeles Municipal Code, on August 28, 2000 the Advisory Agency approved Tentative Tract No. 52866 located at 24000 Roscoe Boulevard west of Valley Circle Boulevard. The Tentative Tract was approved for 147 single-family lots with 5 open space lots. As allowed under Section 17.05-H 1 of the Municipal Code the Tract Map was approved for lot averaging with a maximum of 19.7% undersized lots.

Subsequent to that approval, a revised Tentative Tract Map labeled "Information Only" was submitted on September 8, 2004. The Advisory Agency reviewed and approved that map with respect to the phasing, new configuration, and revised lot numbering. The revised map utilized lot averaging as well, with a total of 12.3% of the RE11-H and RE9-H zoned lots being undersized. The percentage of undersized lots are within the parameters required by Section 17.05-H 1 of the Municipal Code and in substantial compliance with the originally approved Tentative Tract.

Sincerely,

Con Howe
Advisory Agency


EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:jh



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December 1, 2004

Centex Homes (O)
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Wayne Avrashow, Esq. (R)
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Crosby, Mead & Assoc. (R)
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Tract Map No.: 52866
Related Cases: CPC 99-0206(ZC)(GPA)(AN)
CPC 99-0218(DA)
Council Districts: 3 and 12
EIR No.: 98-0227

LETTER OF CLARIFICATION

On August 28, 2000, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Tentative Tract No. 52866 located at 24000 Roscoe Boulevard west of Valley Circle Boulevard for a maximum new 147-lot single-family development and five open lots as shown on map stamped-dated by the City Planning Department May 11, 1999.

The applicant has requested that the Advisory Agency clarify Condition G. "Biological Resources," based upon a revised oak tree report regarding the removal and replacement of Oak Trees as conditioned therein.

I have subsequently reviewed the case file and my action of August 28, 2000. Condition G. incorporates the mitigation measures in the City approved Oak Tree Report of June 28, July 14 -18, 1998 prepared by landscape architect the L. Newman Design Group. Subsequent to the 2000 Advisory Agency Approval, a February 4, 2004 Oak Tree Report was also submitted by the L. Newman Design Group and approved by both the Division of Land and the Street Tree Divisions.



Based upon the applicant's revised location of certain access roads and alterations in the design of certain improvements, the landscape architectural firm the Design Consortium submitted a September, 2004 addendum to the approved oak tree report.

As stated in the Design Consortium Addendum, one hundred and fifty five (155) oak trees will be removed, while the approved Oak Tree Report designated the removal of one hundred and fifty seven (157) oak trees. Therefore, this results in a net decrease of two (2) oak trees that are scheduled for removal.

Condition G and the Final Environmental Impact Report of April, 1999, EIR No.: 98-0227 stated that "a total of 270 15-gallon coast live oak trees shall be planted on site as replacement trees." This replacement amount was consistent with the City's Oak Tree Preservation Ordinance (Section 17.05 R, Los Angeles Municipal Code) which mandates, among other requirements, that two oak trees be replaced for every oak tree removed and such replacement oak tree size shall be a 15 gallon tree. This approved and adopted EIR concluded that conformance with the City's Oak Tree Preservation Ordinance would have a "less than significant environmental impact." The Condition's requirements for oak tree replacement, in ratio and size, have not been altered.

It is the intent of the Oak Tree Preservation Ordinance to preserve and replace oak trees. The applicant's revised location of access roads and alterations in the design of improvements, which now will preserve two (2) additional oak trees, reflect the intent and language of the City's applicable ordinance and policies.

The Map was also subject to the terms and conditions of a Development Agreement executed by the Owner's successor in interest, and the City of Los Angeles, adopted by the City Council, and recorded by the County Recorder on June 29, 2001.

The Development Agreement does not specifically address oak trees or Condition G. Per the Development Agreement, the Developer has a right to initiate subsequent Discretionary Actions (as such is defined therein), subject to the rules, regulations, ordinances and official policies of the City (paragraph 3.2.4); and the City agreed to, "not unreasonably withhold or unreasonably condition any Discretionary Action...in order for the Project to proceed." (paragraph 3.2.5). Accordingly, there is no prohibition in the Development Agreement that would restrict the issuance of this Letter.

Neither the Development Agreement, the EIR, nor the Advisory Agency Decision conditioned the specific location for the removal and/or replacement of oak trees. The September, 2002 Design Consortium Oak Tree Report and accompanying Exhibits has been provided to and approved by the Department.

Con Howe
Advisory Agency



Emily Gabel-Luddy
Deputy Advisory Agency

EGL:jh

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Date: April 22, 2004

Suncal Companies
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Crosby Mead Benton & Associates
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Encino, CA 91316

Re: Tract No.: 52866
Council District No. 3

LETTER OF CORRECTION

On August 28, 2000, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Tract No. 52866, located at 24000 Roscoe Boulevard.

It has been discovered that Condition No. S-3(l) is incorrect. Therefore, Condition No. S-(l) should be changed to read as follows:

Correct Condition No. S-3(l) to read:

S3-(l) Improve Roscoe Boulevard north of "B" Street, "A" Street north of "B" Street and "C" Street being dedicated by the construction of the following:

- (1) Concrete curbs, concrete gutters and 5-foot concrete sidewalks.
- (2) Suitable surfacing to provide 40-foot wide roadways.
- (3) Any necessary removal and reconstruction of the existing improvements.
- (4) Suitable improvements of the 35-foot curb radius cul-de-sacs at the terminus.

Add new Condition No. S-3(n) to read:

Improve Roscoe Boulevard south of "B" Street, "A" Street south of "B" Street and "D" Street being dedicated by the construction of the following:

- (1) Concrete curbs, concrete gutters and 5-foot concrete sidewalks.
- (2) Suitable surfacing to provide 36-foot wide roadways.

- (3) Any necessary removal and reconstruction of existing improvements.
- (4) Suitable improvements of the 35-foot curb radius cul-de-sacs at the terminus.

All other conditions remain unchanged.

Con Howe
Advisory Agency


EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:DLK:jh

n:...LtrCorrection&Clarification(cp-6606)(03/18/02DLK)

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Date: June 5, 2003

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Chatsworth, CA 91311

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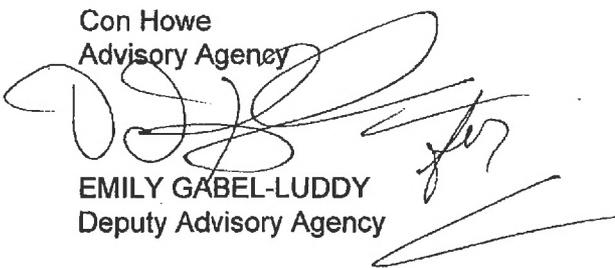
Re: Tract No. 52866
Council District No. 3

EXTENSION OF TIME

On August 28, 2000, the Advisory Agency conditionally approved this tentative tract. In accordance with the provisions of Section 66452.6, Article 2, Chapter 3 of the Government Code, and Section 17.07-A and Ordinance No. 157,612 of the Los Angeles Municipal Code, the Advisory Agency hereby grants a 5-year extension, totaling 8 years, from the decision date for the recording of the final map of Tract No. 52866 located at 24000 Roscoe Boulevard, in the Chatsworth-Porter Ranch & Canoga Park-Winnetka-Woodland Hills-West Hills Community.

Therefore, the new expiration date for the subject tract is August 28, 2008 and no further extension of time to record a final map can be granted.

Con Howe
Advisory Agency


EMILY GABEL-LUDDY
Deputy Advisory Agency

CH:EGL:JH

CP-6751

NOTE: IF THERE IS A (T) OR (Q) ZONE ASSOCIATED WITH YOUR TRACT, THE TENTATIVE TRACT EXTENSION WILL NOT EXTEND THE ZONE CHANGE APPROVAL. AN EXTENSION OF THE ZONE CHANGE IN THE (T) OR (Q) IS A SEPARATE REQUEST FROM THE PLANNING COMMISSION.



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Date: APR 25 2001

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Crosby, Mead, Benton & Associates
6345 Balboa Boulevard, #140
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Re: Tract No. 52866
Council District No. 3

LETTER OF CLARIFICATION

On August 28, 2000, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Tentative Tract No. 52866, located at 24000 Roscoe Boulevard.

The Tentative Tract Map included a footnote requesting the ability to record in phases or unit maps but the decision letter made no reference to approving said request. The Bureau of Engineering has requested a letter from the Deputy Advisory Agency regarding this issue.

Therefore, the Deputy Advisory Agency hereby approves the recordation of Tract No. 52866 in unit maps or phases to the satisfaction of the Bureau of Engineering.

All other conditions remain unchanged.

Con Howe
Advisory Agency


EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:oss
a:52866cla

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DATE: MAR 08 2001

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Re: Tract No. 52866
Council District No. 3

LETTER OF CORRECTION

On August 28, 2000, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Tentative Tract No. 52866, located at 24000 Roscoe Boulevard.

It has been discovered by the City Engineer that Condition No. B.11 is incorrect. The content of the condition should be included as a part of the S-3 standard conditions. Therefore, the conditions should be changed to read as follows:

Delete Condition No. B.11.

Add Condition Nos. B. 11 (a-e) to S-3 (i-m) to read:

S-3

(i) After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, drainage facilities may include the construction of the following satisfactory to the City Engineer:

(1) Remove and reconstruct any existing catch basins and storm drain adjoining the subdivision in connection with street widening required

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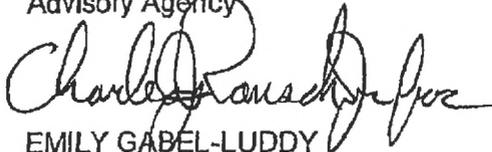
herein.

- (2) Debris basin.
 - (3) Retention basin.
 - (4) Storm drain systems with suitable outlets
- (j) Improve Valley Circle Boulevard being dedicated and adjoining the tract by the construction of the following:
- (1) A concrete curb, a concrete gutter, and a improvements consistent with Section 3.3.7 of CPC No. 99-0218 (DA), Development Agreement (Valley Circle Improvements).
 - (2) Suitable surfacing to join the existing pavement and to complete a 30-foot wide roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.
- (k) Improve Roscoe Boulevard between Valley Circle Boulevard and Quiet Hills Court being dedicated by the construction of the following:
- (1) A concrete curb, a concrete gutter and a 5-foot concrete sidewalk.
 - (2) Suitable surfacing to join the existing pavement and to complete a 70-foot wide roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.
- (l) Improve Roscoe Boulevard, "A" Street, "B" Street, "C" Street, and "D" Street being dedicated by the construction of the following:
- (1) Concrete curbs, concrete gutters and 5-foot concrete sidewalks.
 - (2) Suitable surfacing to provide 40-foot wide roadway.

- (3) Any necessary removal and reconstruction of existing improvements.
 - (4) Suitable improvements of the 35-foot curb radius cul-de-sacs at the terminus all satisfactory to the City Engineer.
- (m) Improve the emergency access road by the construction of a 28-foot roadway satisfactory to the City Engineer:
- (1) A concrete curb and a concrete gutter.
 - (2) Suitable surfacing to join the existing pavement and to complete a 20-foot wide roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.

All other conditions remain unchanged.

Con Howe
Advisory Agency



EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:CR:ai

a:52866cor

CITY OF LOS ANGELES
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✓ NP

DEPARTMENT OF
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Date: DEC 12 2000

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Encino, CA 91316

Re: Tentative Tract No. 52866
Council District No. 3

LETTER OF CORRECTION

On August 28, 2000, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Tentative Tract No. 52866, located at 24000 Roscoe Boulevard.

It has been discovered by the City Engineer that Condition Nos. 4, 9b, and 10 are incorrect. Therefore, the following conditions should be changed to read as follows:

Correct Condition No. 4 to read:

4. That a 44-foot wide right-of-way be dedicated for proposed "D" Street including a 44-foot radius property line cul-de-sac at the terminus and 15-foot radius property line returns at the intersection with "C" Street satisfactory to the City Engineer.

Correct Condition No. 9b to read:

- 9b. That a 44-foot wide right-of-way be dedicated for Roscoe Boulevard southerly of "B" Street, and "A" Street south of "B" Street including 44-foot radius cul-de-sacs at their terminus between Roscoe Boulevard satisfactory to the City Engineer.

Correct Condition No. 10 to read:

10. That four-foot wide public street easements be dedicated adjoining all the proposed public streets (both sides) for street trees, street lights, and fire hydrants purposes all satisfactory to the City Engineer.

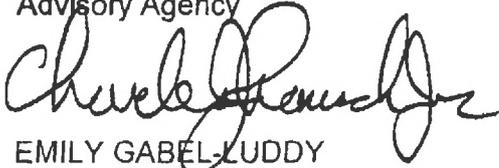


TENTATIVE TRACT NO. 52866(Correction)

PAGE 2

All other conditions remain unchanged.

Con Howe
Advisory Agency

A handwritten signature in black ink, appearing to read "Emily Gabel-Luddy". The signature is written in a cursive, flowing style with some loops and flourishes.

EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:CR:ai

a:52866cor

CITY OF LOS ANGELES

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RICHARD J. RIORDAN
MAYOR

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Decision Date: August 28, 2000

Appeal Period Ends: September 8, 2000

Suncal Companies
21601 Devonshire Blvd., Suite 116
Chatsworth, CA 91311

Crosby Mead Benton & Associates
6345 Balboa Blvd #140
Encino, CA 91316

Re: Tract Map No.: 52866
Related Cases: CPC 99-0206(ZC)(GPA)(AN)
CPC 99-0218(DA)
Council District : 3
Existing Zone: A1-1, OS-1XL
Community Plan: Chatsworth-Porter Ranch-
Canoga Park-Winnetka-
Woodland Hills-West Hills
EIR No.: 98-0227
Fish and Game: Not Exempt

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Tentative Tract No. 52866 located at 24000 Roscoe Boulevard west of Valley Circle Boulevard for a maximum new 147-lot single-family development and five open space lots as shown on map dated May 5, 1999 (stamp-dated by the City Planning Department May 11, 1999). Verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property. Conditions identified with a "#" may only be cleared by the Advisory Agency or a City Planner. For an appointment call (213) 580-5532. The Advisory Agency's approval is subject to the following conditions:

A. LAND USE

1. The project developer shall obtain all necessary permits from the City of Los Angeles and ensure compliance with all identified conditions of approval.
2. The applicant shall be required to demonstrate prior to development, the

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dedication of the 214.4 acres of permanent open space to a conservancy agency. An additional minimum of 36 acres, not to exceed 56 acres of open space within the tentative tract map shall also be provided. Refer to Condition No. W-2. (MM)

3. Prior to the recordation of the final map, the subdivider will prepare and execute a covenant and agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 147 single-family dwelling units and five open space lots.
 - b. Provide a minimum of two covered off-street parking spaces per dwelling unit.
 - c. Install within the project an air filtration system (either charcoal or electronic) to reduce the air quality effects on the project residents.
 - d. Construct all exterior walls, floor-ceiling assemblies (unless within a unit) and windows having a line of sight (30 degrees as measured from the horizontal plane) of private and/or public streets with double-pane glass or an equivalent and in a manner to provide an airborne sound insulation system achieving a Sound Transmission Class of 50 (45 if field tested) as defined in UBC Standard No. 35-1, 1982 edition.
 - e. Prior to the issuance of any building permits, the development of each lot shall comply with the Development Standards (and any subsequent amendments thereto) made part of Development Agreement City Plan Case No. 99-0218 DA to the satisfaction of the Deputy Advisory Agency. These Development Standards are attached to the Tract file and to this letter of determination. These standards supersede standards otherwise contained in the Los Angeles Municipal Code.
 - f. Prior to the issuance of any grading permits, infrastructure improvements, including streets and trails, shall comply with the Development Standards (and any amendments thereto) made part of the Development Agreement City Plan Case No. 99-0218 (DA) to the satisfaction of the Bureau of Engineering and the Deputy Advisory Agency.
 - g. Valley Circle improvements shall include installation of 2-flashing lights which can be activated by equestrians crossing Valley Circle

Boulevard.

4. **Violations - That prior to recordation, the Department of Building and Safety certify that there are no Building or Zoning Code violations.**
5. **That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:**

Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking.

All other conditions applying to model dwellings under Sections 12.22-A, 10 and 11 of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

6. **Prior to recordation, or prior to the issuance of any grading or building permit, whichever occurs first, the applicant shall submit and record as a Covenant and Agreement a Mitigation Monitoring and Reporting Program satisfactory to the Advisory Agency that incorporates all mitigation measures required by the Final EIR No. 98-0227 (MPR)(SUB)(DA)(ANNEX), taking into consideration any modified and additional mitigation measures required by the Planning Commission and/or City Council. The program shall require the subdivider to identify (a) mitigation monitor(s) who shall provide annual status reports for a period of ten years, beginning immediately after completion of construction of each phase of the development, to implement mitigation items required above. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/ maintenance) to ensure continued implementation of the above mentioned mitigation items.**
7. **Prior to recordation, all annexations of the subject property to the City of Los Angeles shall be completed. The applicant shall complete the annexation within 36 months of the effective date of this letter of determination.**
8. **All off-site public street dedications shall be completed prior to recordation of the final map as secured under CPC 99-0218(DA) Development Agreement being processed concurrently with the subject subdivision. Such Development Agreement shall include a provision, as volunteered by the subdivider that final map recordation will not be sought prior to securing all off-site public street dedications.**

9. Prior to issuance of any grading permit, subdivider shall prepare a site and generalized landscape plan to the satisfaction of the Advisory Agency identifying horse/hiking trails on the subject property and a trailhead or rest area (where feasible, parking for a minimum 2-two horse trailer/truck units) with water, bench(s), tie-up facility and shade trees. #

B. ENGINEERING

1. That a 50-foot wide and variable width strip of land be dedicated along Valley Circle Boulevard adjoining the subdivision to complete a 100-foot wide street dedication in accordance with Major Highway Standards including a 20-foot radius property line return at the intersection with Roscoe Boulevard all satisfactory to the City Engineer.
2. That a variable width strip of land be dedicated along Roscoe Boulevard between Valley Circle Boulevard and Quiet Hills Court adjoining the subdivision to complete a minimum 90-foot wide street dedication.
3. That a minimum 50-foot wide right-of-way be dedicated for Roscoe Boulevard between the westerly Tract boundary of Tract No. 4734 and the existing Los Angeles City boundary line within the tract on an alignment satisfactory to the City Engineer (the portion within the Ownership No. 4 as shown on the radius map may be dedicated by a separate instrument).
4. That a 46-foot wide right-of-way be dedicated for proposed "D" Street including a 44-foot radius property line cul-de-sac at the terminus and 15-foot radius property line returns at the intersection with "C" Street satisfactory to the City Engineer.
5. That a 50-foot wide right-of-way be dedicated for "C" Street including a 44-foot radius property line cul-de-sac at the terminus and 25-foot radius property line returns at the intersection with Valley Circle Boulevard on an alignment satisfactory to the City Engineer.
6. That a Covenant and Agreement be recorded restricting Lots 1,129 through 134, and Lot 149 of the tract against direct vehicular access from Valley Circle Boulevard.
7. That portion of the old alignment of Valley Circle Boulevard within the tract boundary, as determined by the City Engineer, be permitted to be merged with the remainder of the subdivision pursuant to Section 66499.230-1/2 of the State Government Code, and in addition, the following be done and be administered by the City Engineer:
 - a. That consents to the public street dedication being merged and waivers of

any damages that may accrue as a result of such merger be obtained from all property owners who might have certain rights in the area being merged.

- b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.

Note: The Advisory Agency hereby finds that the dedication easement to be merged is unnecessary for present or prospective public purposes and all owners of interest in the real property within the subdivision have or will have consented to the merger prior to recordation of the final map.

8. That the Los Angeles County approve that portion of the tract lying within the Los Angeles County jurisdiction a final map be recorded separately satisfactory to the County of Los Angeles County. This condition may be deleted if the property currently within the jurisdiction of the County of Los Angeles is annexed to City prior to the recordation of the final map.
9. That in the event the portion of the tract area lying within jurisdiction of the Los Angeles County is annexed to the City of Los Angeles prior to the recordation of the final map, the following conditions shall apply:
 - a. That minimum 50-foot wide right-of-ways be dedicated for the portion of proposed Roscoe Boulevard between the existing City Boundary Line and "B" Street, "B" Street and "A" Street between Roscoe Boulevard and "B" Street including 25-foot radius property line returns at their intersections and an elbow street section in "A" Street in the vicinity of Lot 67 all satisfactory to the City Engineer.
 - b. That a 46-foot wide right-of-ways be dedicated for Roscoe Boulevard southerly of "B" Street, and "A" Street south of "B" Street including 44-foot radius cul-de-sacs at their terminus between Roscoe Boulevard satisfactory to the City Engineer.
 - c. That minimum 44-foot wide future street easements and variable width future slope easements be dedicated between this tract and the ownership adjoining the westerly tract boundary and southerly tract boundary satisfactory to the Advisory Agency and the City Engineer.
 - d. That a 28-foot emergency access road be dedicated on an alignment satisfactory to the Fire Department and the City Engineer.
10. That 3-foot wide public street easements be dedicated adjoining all the proposed public streets (both sides) for street trees, street lights and fire hydrants purposes all satisfactory to the City Engineer.

11.. That the following improvements be either constructed prior to recordation of the map or that the construction be suitably guaranteed:

a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, drainage facilities may include the construction of the following satisfactory to the City Engineer:

- (1) Remove and reconstruct any existing catch basins and storm drain adjoining the subdivision in connection with street widening required herein.
- (2) Debris basin.
- (3) Retention basin.
- (4) Storm drain systems with suitable outlets

b. Improve Valley Circle Boulevard being dedicated and adjoining the tract by the construction of the following:

- (1) A concrete curb, a concrete gutter, and a improvements consistent with Section 3.3.7 of CPC No. 99-0218 (DA), Development Agreement (Valley Circle Improvements).
- (2) Suitable surfacing to join the existing pavement and to complete a 30-foot wide roadway.
- (3) Any necessary removal and reconstruction of existing improvements.
- (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.

c. Improve Roscoe Boulevard between Valley Circle Boulevard and Quiet Hills Court being dedicated by the construction of the following:

- (1) A concrete curb, a concrete gutter and a 5-foot concrete sidewalk.
- (2) Suitable surfacing to join the existing pavement and to complete a 70-foot wide roadway.
- (3) Any necessary removal and reconstruction of existing improvements.
- (4) The necessary transitions to join the existing improvements all

satisfactory to the City Engineer.

- d. Improve Roscoe Boulevard, "A" Street, "B" Street, "C" Street, and "D" Street being dedicated by the construction of the following:
 - (1) Concrete curbs, concrete gutters and 5-foot concrete sidewalks.
 - (2) Suitable surfacing to provide 40-foot wide roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) Suitable improvements of the 35-foot curb radius cul-de-sacs at the terminus all satisfactory to the City Engineer.
- e. Improve the emergency access road by the construction of a 28-foot roadway satisfactory to the City Engineer:
 - (1) A concrete curb and a concrete gutter.
 - (2) Suitable surfacing to join the existing pavement and to complete a 20-foot wide roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.

C. GRADING

NOTE 1. That on-site drainage be provided in a manner satisfactory to the Department of Building and Safety, Grading Division.

1. Grading shall be conducted in accordance with the Los Angeles City Code to avoid differential setting of filled material during ground shaking (MM).
2. The project shall comply with all recommendations of the consulting engineer, seismologist and the requirements of the City Bureau of Engineering and other responsible agencies (MM).
3. Structures shall be designed to meet seismic safety standards and requirements as set forth in the City of Los Angeles Building Code, subject to determination and approval by the Department of Building and Safety and other responsible agencies (MM).

4. Project development shall be in conformance with the City's Seismic Safety Plan, applicable portions of the Municipal Code and Seismic Safety requirements of the Department of Building and Safety (MM).

Fill Slopes

5. Fill slopes shall be designed at slope ratios of 2:1 (horizontal: vertical) between benches, to a maximum anticipated height of approximately 90 feet. MM
6. To maintain safety factors for surficial stability, intermediate drainage terraces shall be incorporated for all fill slopes steeper than 5:1 (horizontal: vertical) with slope height greater than 30 feet (MM).
7. Fill slopes shall be built in accordance with recommendations included in Appendix C of the Geotechnical report (MM).

Cut Slopes

8. Due to the dense nature of the bedrock, cut slopes shall be designed to a maximum height of approximately 240 feet at gradients of 2:1 (MM).
9. Detailed mapping shall be performed on all cut slopes, during grading (MM).

Natural Slopes

10. Debris protection shall be required below natural drainage swales and the steeper natural slopes on the site. In the area south of Lots 39 through 50, adequate area shall be provided behind the debris containment structures for cleanout. Maintenance of debris shall be required (MM).

Removals

11. Removal of the alluvium and colluvium shall be required. Removals shall extend into competent bedrock material (MM).

Subdrains

12. Subdrain systems shall be provided in all canyon bottoms and stabilization fills prior to fill placement (MM).
13. Filter material shall be Class 2 permeable filter, or No. 2 and No. 3 concrete aggregate gradients per standard specifications for Public Works Construction, or approved equivalent, inspected and tested to verify its suitability (MM).

14. Subdrain pipe shall consist of Schedule 40 or equivalent and shall be a minimum of 6 inches in diameter for lengths up to 500 feet, 8 inches for lengths over 500, and two 8-inch pipes for lengths over 1,000 feet (MM).
15. The Engineering Geologist shall evaluate the necessity of placing additional subdrains, during grading (MM).
16. All subdrainage systems shall be inspected by the Engineering Geologist and Geotechnical Engineer prior to cover with compacted fill (MM).

Lot Capping

17. All cut and transition lots on the site shall be overexcavated a minimum of 5 feet or to bedrock level and provided with a compacted fill blanket. The fill cap shall be verified by the project surveyors (MM).

Rock Hardness

18. The bedrock material may require blasting below depths of approximately 30 to 60 feet (see Appendix D of the Geotechnical report)(MM).

Preliminary Foundation Design Recommendations

19. An allowable soil bearing pressure of 1,500 pounds per square foot, including dead and real live loads, shall be utilized for design purposes in the compacted fill. The above value may be increased by one-third when considering short duration seismic or windloads. Footings shall have a minimum width of 12 inches and a minimum embedment depth of 12 inches for one-story structures and 18 inches for two-story structures for conventional foundation design (MM).
20. A friction coefficient for concrete on compacted soil of 0.4 and a lateral bearing value of 250 pounds per square foot, per foot of depth shall be employed to resist lateral loads. The passive pressure component shall be reduced by one-third, when combining passive pressure and frictional resistance (MM).
21. All alternate foundation system, i.e., post-tensioned slab foundations and/or mat foundation systems may be used in order to minimize the potential seismic activity, secondary settlement and hydroconsolidation or dydrocompression. (for details on post-tensioned slab foundation and mat foundation please see Geotechnical report, Appendix D of this DEIR)(MM).

General Recommendations

22. All slab foundation areas shall be moisture conditioned to at least optimum moisture, but no more than 6 percent above optimum moisture for a depth of at least 12 inches below subgrade (MM).
23. A 10-mil Visqueen vapor barrier shall be placed underneath the slab. This vapor barrier shall be lapped and sealed adequately to provide a continuous waterproof under the entire slab (MM).
24. Surface water shall be kept from infiltrating into the subgrade adjacent to the house foundation system. This may include rain water, roof water, landscape water and/or leaky plumbing. The lots shall be fine graded at the completion of construction to include positive drainage away from the structure and roof water shall be collected via gutters, downspouts, and transported to the street in buried drain pipes. Home buyers shall be cautioned against constructing open draining planters adjacent to the houses, or obstructing the yard drainage in any way (MM).
25. Utility trenches beneath the slabs shall be backfilled with compacted native soil materials, free of rocks (MM).
26. Subgrade soil beneath footings and slabs should be pre-moistened prior to placement of concrete (MM).
27. Standard UBC structural setback guidelines shall be applicable, except where superseded by specific recommendations by the Project Geologist and Geotechnical Engineer. Building or structure footings shall be set back a horizontal distance, x , from the face of adjacent descending slope. The distance x shall not be less than 5 feet nor more than 40 feet (MM).
28. Prior to placing concrete in the footing excavations, an inspection shall be made by our representative to ensure that the footings are free of loose and disturbed soils and are embedded in the recommended material (MM).
29. Grading activities shall comply with applicable portions of the City's Landform Grading Manual (MM).

D. HYDROLOGY

1. Drainage from the building sites shall be directed toward the street in non-erosive drainage devices (MM).
2. Building pads shall have sufficient height above the curb to drain toward the street on a slope of two percent. Pad drainage may be conveyed to the street via side lot swales, as required (MM).

3. Where the tributary area is deemed sufficient by the City Engineer and approved by the decision-maker, paved drainage terraces shall be provided along terraces, at the top of cuts, and behind retaining structures (MM).
4. Mulch shall be used extensively in all landscape areas (MM).
5. Existing trees and shrubs shall be preserved and protected, wherever possible (MM).
6. Efficient irrigation systems that minimize runoff and evaporation, and maximize the water that would reach the plant roots such as dripline, system shall be installed. (MM).
7. Timed irrigation system shall be provided for water conservation (MM).
8. Slopes shall be graded so that runoff of surface water is minimized (MM).
9. Permanent drainage and debris control facilities shall be constructed to the satisfaction of the City Engineer. As proposed, such facilities shall include:
 - a. Underground stormdrains with capacity for the 50-year frequency storm.
 - b. Terrace drains provided in compliance with the requirements of the Los Angeles Municipal Code.
 - c. Compliance with the City of Los Angeles Landform Grading Ordinance.
 - d. Energy dissipators installed at any outlet structure where the velocity is considered erosive.
 - e. Roof runoff collected in a rain gutter and downspout system and directed to approved areas via non-erodible conductors.(MM)
10. Temporary erosion control measures, such as landscaping, berms, etc., shall be implemented following grading to minimize sedimentation impacts to on-site drainages. Available measures include introduction of rapid developing, soil-anchoring groundcover (of native plant species), and strategic placement of runoff-detaining structures. These runoff-detaining structures and all remaining construction sediment and debris shall be removed at the time of project completion (MM).
11. The developer and homeowners associations shall work with the City of Los Angeles to make residents aware of used motor oil recycling facilities and

household hazardous waste drop-off centers in the area. Availability of centers can reduce the amount of toxic contaminants found in urban runoff (MM).

12. Signage shall be installed on all project stormdrain inlets which read: "NO DUMPING OF WASTE-DRAINS TO OCEAN," or other similar signage consistent with forthcoming City of Los Angeles policies (MM).
13. Reducing pesticide and fertilizer use at the source can remove these pollutants from urban runoff. The developer and homeowners association shall adopt Integrated Pest Management (IPM) programs for use on their own public grounds in addition to promoting their use to project residents (MM).
14. "Pooper-scooper" regulations shall be included in CC&Rs to require proper disposal of animal waste and to prevent additional nutrient loading of stormdrains (MM).
15. Newly-excavated sites tend to contribute significant amounts of sediments and toxic materials to the drainage systems. The following steps shall be taken to minimize this process:
 - a. Phase construction to avoid activity during the wettest months of the year (i.e., December, January and February).
 - b. Stabilize exposed surfaces immediately after construction is complete, and ensure that permanent stabilization is successful through implementation of the following:
 - Minimization of stripped areas;
 - Use of straw bale filters and sand bagging;
 - Temporary seeding and mulching of all stripped areas;
 - Conservation cultivation practices on steep slopes;
 - Traffic control on construction sites;
 - Berms and crushed stone on construction roads;
 - Reduction of effective slope length in critical areas with benches or terraces; and
 - Slopes shall be planted with protective vegetation and a suitable watering system (in conformance with City requirements) installed as soon as practical after completion of grading.
 - c. Use of accepted materials storage procedures, spill prevention and other "housekeeping" practices to prevent runoff contamination by toxic chemicals such as paints, solvents, pesticides, metals from building materials, or fuels.
(MM)
16. Cleaning of wastes and debris from all project area debris retention and water

detention basins shall be completed by the homeowners association on a quarterly basis. Special importance shall be given to the cleaning of debris retention and water detention basins prior to the first rainstorm of the year, in order to reduce "first flush" effects on the area watershed and to prevent unnecessary sediment and waste load transport (MM).

17. The applicant shall be responsible for obtaining the necessary NPDES construction permit for the project site from the Regional Water Resources Control Board, Wastewater Division. The applicant shall obtain a Notice of Intent (NOI) for compliance with the State's NPDES General construction Permit prior to issuance of a grading permit. The Construction Permit NOI shall include a Stormwater Pollution Prevention Plan to address construction sediment and erosion control. The applicant would also be required to address long-term monitoring and the implementation of "Best Management Practices" (BMPs) to the "Maximum Extent Practicable" (MEP). Maximum extent practicable means to the maximum extent possible, taking into account the latest available technology and economic feasibility (MM).
18. Project shall adhere to applicable provisions of the Municipal Code, Flood Hazard Management Specific Plan and the recommendations of the City/Engineer/Department of Building and Safety (MM).
19. Semipermeable pavement shall be utilized for hardscape areas (MM).

E. AIR QUALITY

Dust Control

1. Use enhanced dust control measures required by SCAQMD Rule 403. The menu of enhanced dust control measures includes the following:
 - a. Water all active construction areas at least twice daily.
 - b. Cover all haul trucks or maintain at least two feet of freeboard.
 - c. Pave or apply water four times daily to all unpaved parking or staging areas.
 - d. Sweep or wash any site access points within 30 minutes of any visible dirt deposition on any public roadway.
 - e. Cover or water twice daily any on-site stockpiles of debris, dirt or other dusty material.
 - f. Suspend all operations on any unpaved surface if winds exceed 15 mph.

(MM)

Emissions

2. Required 90-day low-NOx tune-ups for off-road equipment (MM).
3. Limit allowable idling to 10 minutes for trucks and heavy equipment (MM).

Off-Site Impacts

4. Encourage car pooling for construction workers (MM).
5. Limit lane closures to off-peak travel periods (MM).
6. Park construction vehicles off traveled roadways (MM).
7. Wet down or cover dirt hauled off-site (MM).
8. Wash or sweep access points daily (MM).
9. Encourage receipt of materials during non-peak traffic hours (MM).
10. Sandbag construction sites for erosion (MM).
11. Restriction of grading activities when wind speed reaches 15 mph and/or fugitive dust are likely to be carried off-site (MM).

F. TRANSPORTATION/ CIRCULATION

NOTE 1. All traffic mitigation measures shall be implemented through the Bureau of Engineering B-Permit process or Caltrans Encroachment Permit process. Construction of the improvements to the satisfaction of DOT, Bureau of Engineering and Caltrans must be completed before issuance of any certificate of occupancy. In the event the developer is unable to obtain necessary construction permits from the concerned agencies in a timely fashion, a temporary certificate of occupancy may be granted by the City provided the developer has demonstrated reasonable efforts to complete the necessary designs and improvements to the satisfaction of DOT. Should any improvement not receive required approval, the City may substitute an alternative measure of an equivalent cost and effectiveness. Prior to setting the bond amount the Bureau of Engineering shall require that the developer's engineer or contractor contact DOT's B-Permit Coordinator, Telephone No. (213) 580-5336, to arrange a pre-design

meeting to finalize the proposed design needed for the project.

1. Valley Circle Boulevard (MM).
 - a. Valley Circle Boulevard shall be dedicated and widened on the west side to Modified Major Highway standards along the entire project frontage which extends from Roscoe Boulevard to a point approximately 1,100 feet north thereof.
 - b. Traffic signal equipment, roadway striping, street lights, utility poles, trees, curbs and gutters, etc, shall be relocated and modified as required.
2. Roscoe Boulevard (MM).
 - a. Roscoe Boulevard west of Valley Circle Boulevard shall be dedicated, widened and realigned as necessary to provide safe and efficient access, to the satisfaction of DOT and the Bureau of Engineering.
 - b. Traffic signals equipment, roadway striping, street lights, utility poles, trees, curbs and gutters, etc. shall be relocated and modified as required.
3. Internal Roadways - All internal site roadways and emergency access roadways shall be designed to the satisfaction of the City Engineer and Fire Department. Critical parameters will include roadway widths and slopes, and gating systems for emergency access roads (MM).
4. Transportation Demand Management - Transportation Demand Management programs are not usually based at residential developments, but their effectiveness can be supported by residential development design. Use of telecommuting will be encouraged by the provision of high quality telephone and cable communication lines within the development, per standard City policy. In addition, extension of the southbound Valley Circle Boulevard bicycle lane will encourage cycle-commuting among area residents. Initiation of a Transportation Demand Management program including, but not limited to, ridesharing programs will be encouraged. Further, the project shall encourage the transit agencies to provide more convenient transit service to the project site. These measures will facilitate the use of alternatives to drive-alone commuting (MM).

Additional City of Los Angeles measures will be incorporated into the project to further reduce potential impacts:

5. Completion of a Traffic Study, per requirements of the Department of Transportation, assessing potential cumulative impacts resulting from project development (MM).

6. Provision of a driveway/access plan consistent with replacement/recommendations of the Department of Transportation and/or City Engineer (MM).
7. Provision for additional off-street parking and guest parking in driveways, one (1) guest space per every (2) dwelling units (MM).
8. Contributions to ATSAC program (MM).

G. BIOLOGICAL RESOURCES

Oak Tree

1. The oak tree replacement mitigation shall consist of a minimum of two 15-gallon oak tree specimens for each removal, unless approved otherwise by the City of Los Angeles Planning Department or Street Tree Division, Bureau of Street Services (LADCP). The following mitigation measures are listed in the Oak Tree Report (L. Newman 1998):

- a. A total of 270 15-gallon coast live oak trees shall be planted on site as replacement trees.
- b. The Landscape Architect/designer for this project shall design into landscape these replacement trees.
- c. Planting specification should consider the following:
The newly planted trees shall be planted high, as much as 3/4" above the new adjacent grade.

Amending the backfill soil with wood shavings, oak leaf-mold, etc., is not recommended when existing soil is high in natural organic matter with a sandy loam texture.

In regards to the need of planting amendments and drainage systems, recommendations shall be based on soil tests of this project and approved by the LADCP.

- d. Any City approved work within the driplines of saved trees, including branch removal, shall be under the inspection of a qualified Oak Tree Consultant.
- e. Copies of the "Oak Tree Report", the "Oak Tree Ordinance" and the "City approved Grading Plans" shall be maintained on site during all site construction.

(MM)

Jurisdictional Areas (i.e., Coast Live Oak Woodland and Riparian Scrub)

2. Impacts on wetlands and /or riparian habitats within the jurisdiction of a CDFG Section 1601 Streambed Alteration Agreement and/or Army Corps of Engineers Section 404 Permit will be determined during agency permitting subsequent to EIR certification. As part of these permitting processes, a conceptual streambed/riparian related mitigation plan will be developed. The objective of the mitigation is to ensure no net loss of habitat values from the project. The plan would typically include the following elements:
 - a. Responsibilities and qualifications of the personnel to implement and supervise the plan.
 - b. Plant material and seed mixes
 - c. Site preparation and planting implementation
 - d. Performance criteria
 - e. Monitoring and Maintenance Plan
 - f. Long Term Preservation of the Site
(MM)

Slender Mariposa Lily and Plummer's Mariposa Lily

3. Impacts to the slender mariposa lily are considered significant but can be mitigated to a level less than significant. This mitigation measure will also mitigate for the Plummer's mariposa lily, which was found in the same area as the slender mariposa lily (MM).

The loss the slender mariposa lily will be mitigated by seed and bulb collection and revegetation into a suitable mitigation site. A qualified biologist shall be selected by the applicant to prepare and implement the mitigation plan. The detailed mitigation plan shall include the following requirements:

- a. A pre-construction survey during the peak flowering period, approximately March through June, will be made by the project biologist. During these surveys the limits of each impacted lily location will be clearly delineated with lath and brightly colored flagging.
- b. The existing locations of lily will be monitored every two weeks by the project biologist to determine when the seeds are ready for collection. A qualified seed collector will collect all of the seeds from the plants to be impacted

when the seeds are ripe. The seeds will be cleaned and stored by a qualified nursery or institution with appropriate storage facilities.

- c. Following the seed collection the top 12 inches of topsoil from the lily locations will be scraped, stockpiled and used in the selected mitigation location.
- d. The mitigation site will be located in dedicated open space onsite (or within the applicants' adjacent ownership) that has been previously disturbed. The site should not try to enhance existing populations. This site shall not be impacted by any pesticides or herbicides used on adjacent properties.
- e. The lily mitigation site will be prepared for seeding as described in a conceptual restoration plan.
- f. The topsoil shall will be respread in the selected location as approved by the project biologist. Approximately sixty percent of the seeds shall be spread in the fall following soil preparation. Forty percent of the seed shall be kept in storage for subsequent seeding, if necessary.
- g. A detailed maintenance and monitoring plan will be developed by a qualified biologist. The plan will include detailed descriptions of maintenance appropriate for the site, monitoring requirements and annual reports requirements, and shall have the full authority to suspend any operation on the project site which is, in the qualified biologist's opinion, not consistent with the restoration plan. Any disputes regarding the consistency of an action with the restoration plan shall be resolved by the applicant and the biologist.
- h. The performance criteria developed in the maintenance and monitoring plan, will include requirements for a minimum of 60% germination of the number of plants impacted. The performance criteria should also include percent cover, density and seed production requirements. This criteria will be developed by the project biologist following habitat analysis of an existing high quality lily habitat. This information will be recorded by a qualified biologist. Additional mitigation measures may be suggested as determined necessary appropriate by the project biologist.
- i. If the germination goal of 60 percent is not achieved following the first season, remediation measures shall be implemented prior to seeding with the remaining 40 percent of seed. Remedial measures shall include at a minimum: soils testing, control of invasive species, soil amendments and physical disturbance (to provide scarification of the seed) of the planted areas by raking or similar actions.

- j. Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the site following performance of remedial measures.

(MM)

General mitigation measures (Biological Resources):

4. Grading plans/landscaping and construction activities shall be in conformance with the City's Oak Tree Preservation Ordinance (Section 17.05 R, Los Angeles Municipal Code) consistent with Condition No. G-1a the total number of on-site replacement oak trees shall not exceed 270; and the replacement oak tree size shall be 15 gallon. (MM).
5. A plot plan indicating the location, size, type and condition of all existing trees on the site shall be prepared by a reputable tree expert, submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Services (MM).
6. Replacement of trees in parkways and replacement of desirable trees on-site shall be conducted to the satisfaction of the Street Tree Division of the Bureau of Street Services and the Department of City Planning (MM).
7. Escape routes to allow resident wildlife access to uninhabited areas shall be provided (MM).
8. The Department of Animal Services shall be consulted regarding animal relocation and escape routes (MM).
9. Post-construction landscape treatment shall be done to provide replacement habitat for wildlife; use of native and/or drought-tolerant plant materials shall be encouraged (MM).

H. NATURAL RESOURCES

1. Installation of thermal insulation in walls and ceilings which meets standards established by the State of California Energy Conservation Standards (Title 24)(MM).
2. Use of energy efficient lighting, appliances, and heating and cooling systems (MM).
3. Installation of attic fans (MM).
4. Use of natural ventilation where possible (MM).

5. Landscaping with deciduous trees, to provide shade during the summer months and allow sunlight to penetrate structures in the winter months (MM).
6. During the design process, the applicant shall consult with the Department of Water and Power, Energy Services Subsection, and the Southern California Gas Company regarding energy conservation measures. The applicant shall incorporate measures which would exceed minimum Title 24 standards (MM).
7. Installation of double-paned windows, thereby reducing thermal gain and loss, reducing cooling loads in warm months and heating loads in cool months (MM).
8. Compliance with Section 66473.1 of the State Subdivision Map Act, which requires that the design of new subdivisions "provide, to the extent feasible, for future passive or natural heating and cooling opportunities" (MM).
9. Built-in appliances, refrigerators, and space conditioning equipment shall meet the minimum efficiency levels mandated in Title 24 (MM).
10. Building exteriors shall be finished with light-colored materials which possess high emissivity characteristics in order to reduce cooling loads and to reflect more light and thus increase lighting efficiency (MM).
11. Ensure that buildings are tightly-sealed to prevent outside air from infiltrating and increasing interior space conditioning loads (MM).
12. Installation of high efficiency lamps for all street lighting to reduce electricity consumption (MM).
13. Ensure maximum efficiency of solar energy systems through limiting evergreen plant height so that its shadow at the winter solstice between 10:00 a.m. and 2:00 p.m. Pacific Standard Time would not shade any solar energy system (MM).
14. Information from the Department of Water and Power regarding energy saving lighting and appliances shall be provided to lot purchasers at the point of sale. MM
15. All built-in gas appliances shall have solid-state ignition (MM).

Furthermore, Chatsworth-Porter Ranch community plan establishes a set of programs which include energy considerations. The program recommends the following:

16. Efficient landscape techniques such as strategic planting of deciduous trees should be incorporated (MM).

17. Implementation of roof overhangs and glazing on south-facing exterior wall should be practiced (MM).

I. RISK OF UPSET

1. The Applicant shall conformance with the City's Seismic Safety Plan, applicable portions of the Municipal Code, Flood Hazard Management Specific Plan, and seismic safety requirements of the Department of Building and Safety (MM).
2. Prior to preparing the site for development, that all solid waste shall be removed from the site and properly disposed of (MM).
3. The fibrous insulation material and old wall board shall be evaluated to determine if asbestos is present (MM).
4. The area around the previously existing structures shall be observed during grading for evidence of solid waste disposal and UST's (MM).
5. Areas of suspected petroleum releases shall be further evaluated to determine the constituents and amounts in order to provide recommendations for remediation (if required). Prior to removal, any abandoned vehicles shall be emptied of any fluids; the fluids shall be identified, segregated and properly disposed of (MM).

J. NOISE

1. A minimum 3.5-foot high side/rear yard barrier at Lots 1; 129 -134 (MM).
2. Air conditioning at all lots on the eastern perimeter with a direct view of traffic on Valley Circle Blvd (MM).
3. Limiting hours of construction. (Construction noise impacts shall be minimized by compliance with City of Los Angeles Ordinance Numbers 156,363, 158,587 and 166,170, limiting allowable hours of construction activities and prohibiting the creation of any excessively loud, unnecessary or unusual equipment noise, as well as through coordination with construction phasing schedules.) (MM).
4. Use of sound-restricted construction equipment. (All construction shall use properly operating mufflers, and no combustion equipment such as pumps or generators shall be allowed to operate within 500 feet of any occupied residence from 7:00 p.m. to 7:00 a.m., unless the equipment is surrounded by a noise protection barrier (MM).
5. Compliance with applicable provisions of Noise Ordinance No. 144, 331 (MM).

K. FIRE PROTECTION

1. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07 (MM).
2. Boxed-in eaves shall be installed (MM).
3. Single pane, double thickness (minimum 1/8" thickness) or insulated windows shall be installed (MM).
4. Non-wood siding shall be utilized (MM).
5. Exposed wooden members shall be two inches nominal thickness (MM).
6. Non-combustible finishes shall be utilized (MM).
7. A fuel modification zone of irrigated and managed greenbelts around the perimeter of all structures for a distance of 200 feet shall be required as a buffer between the brush and the proposed project (MM).
8. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department (MM).
9. The project shall utilize fire resistant roofing/building materials. (non-wood) (MM).
10. The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision of the Los Angeles Fire Department, in order to reduce the risk of brush fires spreading to the homes (MM).
11. Since this project is located in the Mountain Fire District, it shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01 (MM).
12. The design, location, and operation of gates shall be to the satisfaction of the Fire Department and the Deputy Advisory Agency. Warning signs and lighting shall be installed and maintained satisfactory to the Fire Department and the Department of Transportation. The names and phone numbers of the current officers of the Homeowners Association shall be submitted to the Fire Department, Police Department, and the Deputy Advisory Agency. All necessary permits shall be secured from the Department of Building and Safety and from other City agencies (MM).
13. Plot plans shall be approved by the Fire Department showing fire hydrants and

access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements (MM).

14. All water systems and roadways are to be improved to the satisfaction of the Fire Department prior to the issuance of any building permits (MM).
15. The project shall comply with federal, state, and local requirements regarding fire protection, safety, and locking standards (MM).
16. The project shall comply with structural design, roadways, and emergency access locations developed in accordance with City requirements (MM).
17. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot.
18. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
19. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
20. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.

L. POLICE PROTECTION

1. Crime prevention features appropriate to the design of the property shall be incorporated in the project (MM).
2. Compliance with federal, state and local requirements regarding safety and locking standards (MM).
3. Structural design, roadways, and emergency access locations developed in accordance with City requirements (MM).
4. Ornamental shrubbery shall not be planted in such a way that would provide cover for persons tampering with doors or windows (MM).
5. All exterior doors shall be of solid core construction, containing "peepviews" and deadbolt locks (MM).
6. Windows shall be planned in such a manner as to provide residents with a view of

their immediate neighborhood (MM).

7. The applicant shall consult with the City of Los Angeles Police Department's Crime Prevention Unit for security design assistance (MM).
8. Upon completion of the project, the applicant shall provide the Division with a diagram of the project. The diagram shall include access routes, addresses, and any information that might facilitate police response (MM).

M. SCHOOLS

1. The applicant is required to pay school impact fees at maximum levels allowable, mandated by State law, prior to issuance of a building permit (MM).

N. WATER SYSTEMS

1. Compliance with the City's Water Conservation Regulations defined in Ordinance No. 163, 532 (MM).
2. Water distribution system improvements shall be provided to the satisfaction of the DWP and the Advisory Agency in accordance with a City-approved and signed street improvement plans (MM).
3. All irrigation systems shall comply with the criteria designated in the xeriscape landscape requirements (Los Angeles Code, Section 12.123.05), and guidelines for design and installation of xeriscape irrigation systems. The guidelines limit runoff and overspray, mandate irrigation system efficiency, and specify equipment usage and usage of drip/trickle/micro irrigation techniques (MM).
4. Installation of point-of-use water heaters shall be required. Use of these systems reduces the waiting time for hot water, thereby minimizing water waste. These practices also save energy needed to heat the water (MM).
5. Educational programs developed by DWP and/or MWD and coordinated with the Homeowners' Association would be implemented for all residents. Speakers from DWP and/or MWD would address meetings of the homeowners' association, and the association would work in conjunction with DWP or MWD to develop programs which would provide water conservation methods for homeowners and occupants. The program would address ways individuals can save water by changing personal habits of water use (MM).
6. Installation of water softening or conditioning appliances shall be recommended in the project CC&R's in accordance with City of Los Angeles Health and Safety Code Section 4047, which requires such appliances be accompanied by water

- conservation devices (MM).
7. Prior to initiation of construction activities, the applicant shall meet with the DWP to determine the availability of reclaimed water to address non-potable water uses (MM).
 8. Reclaimed water shall be used during the site preparation phase to reduce fugitive dust emissions, wherever possible and feasible (MM).
 9. To reduce water demand, the following water conservation measures shall be implemented pursuant to the City of Los Angeles Water Conservation Ordinance:
 - a. Installation of low-flush toilets.
 - b. Installation of low-flush showerheads and faucets.
 - c. Insulation of hot water pipes.
(MM)
 10. The landscaping plan for those areas which are not revegetated with currently existing coastal sage scrub (excluding the fuel modification zone) shall contain the following elements:
 - a. Landscaping with low water-consuming plants.
 - b. The landscape plan shall group plants of similar water use to reduce over-irrigation of low water-using plants.
 - c. The landscape plan shall utilize mulch extensively to improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
 - d. Installation of efficient irrigation systems which minimize runoff and evaporation and maximize the water reaching plant roots (i.e., drip, trickle and micro-irrigation systems).
(MM)
 11. Water pressure greater than 50 psi shall be reduced to 50 psi or less by means of a pressure-reducing valve (MM).
 12. Lawn areas, including dichondra, shall be required to be separated from planting areas in the irrigation system (MM).
 13. Swimming pool/spa covers shall be required for all such facilities (MM).

14. Non-living groundcover, such as wood chips in planting areas, shall be utilized wherever feasible (MM).
15. Re-circulating water systems shall be used for decorative water features (MM).
16. Off-site and on-site water supply and distribution mains shall be installed in accordance with DWP requirements (MM).

O. SEWER

1. Compliance with recommendations of Department of Engineering and other City agencies (as required)(MM).
2. Compliance with requirements of City's Sewer Ordinance No. 163, 565 (MM).
3. The installation of low-flush toilets, low-flow showers and faucets, and timed irrigation systems designed to reduce water consumption is now required by Los Angeles Municipal Codes. Project applicant compliance with Los Angeles Municipal Code requirements shall serve to reduce sewage impacts on HTS, and conserve water (MM).
4. Insulation of hot water pipes, designed to reduce water consumption, which serve to reduce sewage impacts on the local sewer system and on the Tillman Water Reclamation Plant shall be required (MM).
5. Compliance with the requirements of the City's Water Conservation Ordinance No. 163,532 shall be required (MM).
6. Compliance with the Sewer Permit Allocation Ordinance No. 160,060 (effective July 1990), or any successor or replacement ordinance shall be required (MM).
7. Compliance with Section 64.11.2 of the Los Angeles Municipal Code, which requires the payment of a Sewer Facilities Charge prior to the recordation of the Final Tract Map shall be required (MM).
8. The applicant shall investigate the availability of reclaimed water for use in irrigation (MM).
9. The project shall comply with all State of California Health and Safety Codes (MM).
10. The applicant shall comply with the (CTMP) as approved by the City of Los Angeles, relative to the installation of off-site sewer lines (MM).

P. SOLID WASTE DISPOSAL

1. The applicant shall demonstrate that all construction debris, to the maximum extent feasible, will be salvaged and recycled in a practical, available, and accessible manner during the construction phase. Documentation of this recycling program will be provided to the City of Los Angeles, Department of Public Works (MM).
2. For residential units, the project shall provide all tenants and each household with a practical and accessible means of recycling materials, including the design and allocation of recycling collection and storage space in individual units, and a centralized collection and storage area for the entire project (MM).
3. The applicant shall invite City of Los Angeles Bureau of Sanitation, Recycling and Waste Reduction Program personnel to make a presentation to the Dayton Canyon Estates Homeowner's Association board regarding recycling techniques and information, such as used oil dropoffs (MM).
4. The County of Los Angeles Fire Department' program for "Strategic Recycling" shall be implemented for the project site, upon approval of the City of Los Angeles Fire Department (MM).
5. Load Check programs shall be operated at various landfill and transfer stations to make sure that most of household hazardous waste is diverted from refuse before final disposal (MM).

Q. ELECTRICITY

1. Installation of thermal insulation in walls and ceilings shall meet standards established by the State of California Energy Conservation Standards. (Title 24) (MM).
2. Use of energy efficient lighting, appliances, and heating and cooling systems (MM).
3. Installation of attic fans (MM).
4. Use of natural ventilation where possible (MM).
5. Landscaping with deciduous trees, to provide shade during the summer months and allow sunlight to penetrate structures in the winter (MM).
6. During the design process, the applicant shall consult with the Department of Water and Power, Energy Services Subsection regarding energy conservation measures. The applicant shall incorporate measures which would exceed minimum Title 24 standards (MM).
7. Installation of double-paned windows, thereby reducing thermal gain and loss,

reducing cooling loads in warm months and heating loads in cool months (MM).

8. Compliance with Section 66473.1 of the State Subdivision Map Act, which requires that the design of new subdivisions "provide, to the extent feasible, for future passive or natural heating and cooling opportunities" (MM).
9. Built-in appliances, refrigerators, and space conditioning equipment shall meet the minimum efficiency levels mandated in Title 24 (MM).
10. Building exteriors shall be finished with light-colored materials, which possess high emissivity characteristics in order to reduce cooling loads and to reflect more light and thus increase lighting efficiency (MM).
11. Buildings shall be tightly-sealed to prevent outside air from infiltrating and increasing interior space conditioning loads (MM).
12. Installation of high efficiency lamps for all street lighting to reduce electricity consumption (MM).
13. Information from the Department of Water and Power regarding energy saving lighting and appliances shall be provided to lot purchasers at the point of sale (MM).

R. NATURAL GAS SERVICES

1. All built-in gas appliances shall have solid-state ignition (MM).
2. During the design process, the applicant shall consult with the Southern California Gas Company regarding energy conservation measures. The applicant shall incorporate measures, which would exceed minimum Title 24 standards (MM).

S. CABLE TELEVISION

1. The developer shall provide trenches, pre-wire homes, and place the conduit according to the company's design (MM).
2. The developer shall provide the company necessary easements wherever the facilities are placed (MM).
3. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of the arrangements must be submitted to Information Technology Agency 120 S. San Pedro Street, #600 Los Angeles, CA 90012, (213) 485-7969. The Information Technology

Agency will issue a clearance letter directly to the Planning Department upon satisfactory compliance with this condition.

T. AESTHETICS

1. Design review by City Planning Department and/or other City agencies. Preservation of natural landform and reduction of grading (MM).
2. Underground installation of utilities where possible (MM).
3. Preparation of landscape plans by a licensed landscape architect subject to approval by the City Planning Department and/or other City agencies (MM).
4. Landscape of all appropriate open areas (man-made or manufactured slopes). Many open space areas will be left natural (MM).
5. Use of plant materials to decrease reflectivity of hardscape surface (MM).
6. Any manufactured slope shall be contour-graded in accordance with the City of Los Angeles' Landform Grading Ordinance (MM).
7. Grading shall be conducted in one phase so that landscaped slopes would not be disturbed by construction-related activities at a later date. Slopes shall be landscaped immediately following grading and installation of irrigation and maintained by the applicant until a homeowners' association has been organized and assumes responsibility for long-term landscape maintenance (MM).
8. Native, non-invasive, drought-tolerant, fire-resistant plant materials from similar climates shall be utilized in the landscape plan, consistent with the fuel modification Zone plan. Foliage colors shall be compatible with colors of native species (MM).
9. The development shall comply with the City of Los Angeles' Oak Tree Ordinance (Ordinance No. 153,478)(MM).
10. Where feasible, drainage devices (terrace drains, benches and intervening terraces) visible from surrounding areas shall be bermed and placed in swales (MM).
11. Concrete drains and all other drainage devices shall be tinted with an appropriate earth tone to effectively conceal them from surrounding views (MM).
12. The proposed project shall comply with the requirements of the City of Los Angeles' Site Plan Review (MM).
13. The proposed development project shall satisfy all relevant development standards

and regulations set forth by the City of Los Angeles regarding architectural, landscape, and other detailed design features. All required improvements and infrastructure shall be constructed prior to or concurrently with development (MM).

14. Adequate measures shall be incorporated into the site plans to assure that the proposed development projects include the necessary buffers, view barriers, landscaping, aesthetic characteristics, setbacks and design elements to properly interface with existing residential uses and natural open space (MM).
15. The potentially adverse impacts of night lighting on surrounding open space areas shall be mitigated by the following measures:
 - a. Installation of street lighting only at intersections.
 - b. Installation of low intensity halogen street lamps.
 - c. Installation of low elevation lighting poles.
 - d. Internal silvering of the globe, or through the use of external opaque reflectors which direct night lighting away from open space areas.(MM)
16. The degree to which these measures are utilized shall be dependent upon the distance of the light source from the urban edge. Use of illumination around private homes shall be restricted to prohibit the use of arc lighting adjacent to open space areas. The CC&Rs of the homeowners' association shall strictly regulate private night lighting restrictions in conformance with City of Los Angeles requirements (MM).
17. Lighting should be low intensity necessary for security and safety purposes only (MM).
18. In order to minimize illumination wash onto adjacent areas, lighting shall utilize non-glare fixtures directed downward onto the project site (MM).
19. Slopes shall be landscaped immediately following grading and maintained by the applicant until individual property owners or a project homeowner's association as been organized and assumes responsibility for maintenance (MM).
20. The project shall minimize grading operations by developing pad areas on flatter portions of the site and by the application of landform or contour grading and landscaping techniques (MM).
21. The applicant shall comply with the City's Oak Tree Preservation Ordinance (Ordinance No. 153,478)(MM).
22. The potentially adverse effect of night-lighting shall be mitigated by appropriate

solution among the following alternatives: street lighting only at intersections; low intensity street lamps; low elevation lighting poles and shielding by internal aligning of the globe or external opaque reflectors (to cut off lighting) (MM).

23. Exposed drainage devices shall be unobtrusive as possible by using "landform" benching consistent with the City's Landform Grading Manual. The concrete or impermeable material in any drain which is visible from off-site shall be tinted with an appropriate earth tone or treated so as to more closely blend with surrounding materials (MM).
24. Street lighting shall be provided as required by the Bureau of Street Lighting (MM).

U. CULTURAL RESOURCES

1. Of the two rectangular shaped areas not included in previous studies, the western parcel will remain in open space and requires no further treatment at this time. The southern parcel will be partially disturbed by grading for the current project. This area must be examined prior to ground disturbing activities. Although only a small portion of the parcel will be impacted by the development, secondary impacts from increased population in the area necessitate the examination of the entire area (MM).
2. Data recovery operations must be conducted prior to ground disturbing activities on the project area. It is recommended that CA-LAN-254 undergo a data recovery excavation of at least 30 units followed by a controlled destruction of the site. CA-LAN-1608H and -247H will be treated together and will require the excavation of sufficient backhoe trenches to adequately test the subsurface and to determine if subsurface artifacts exist between the sites. Additional units could be hand excavated in areas of exposed features. The results of these studies will determine future management considerations concerning the relevant sites (MM).
3. Appropriate archaeological treatment of the affected site. When ground disturbing activities commence, it is recommended that a qualified archaeologist be retained to monitor any such operations. The monitoring archaeologist must be empowered to divert operations in any area where archaeological deposits are exposed. Sufficient time must be allowed for adequate evaluation and recovery operations to be completed (MM).
4. Of the 15 sites on or near the current property, only three (CA-LAN-254, 247H and 1608H) will undergo additional treatment per the recommendations made in this report. The remaining 12 sites, either being off the current property or on the property, but not in the development area, will not undergo further investigation at this time. However, because several of the sites (CA-LAN-253, -832, -1536, -1537, -1538, -1606 and -1607) were tested in 1989, but reports were never produced,

documentation is necessary. It is recommended that a report be produced detailing the results of the testing, including artifact data bases of all collected material and supplemental site records. This will aid the developer of the property in disposing of the collections in a curation facility which usually require documentation before accepting collections. Supplemental site recording forms must be prepared for the remaining sites (CA-LAN-647H, -648H, -1539, -1540 and -1541)(MM).

5. If human remains of Native American origin are encountered during site preparation, works shall be halted and the County Coroner's Office and the Native American Heritage Commission shall be contacted for preservation and protection of the remains (MM).
6. That prior to issuance of a grading permit, the applicant or his/her successor in interest shall demonstrate to the satisfaction of the City Planning Department, by means of submitting a contract, that a staff archaeologist of the Center of Public Archaeology, Cal State Northridge; or a qualified member of the Society of Professional Archaeologists (SOPA); or a SOPA-qualified archaeologist will be employed to monitor all grading operations. That said archaeologist shall have the authority to terminate grading operations and mark, collect and evaluate any archaeological materials during construction. Said archaeologist shall be provided a reasonable amount of time, but no more than one year to prepare and implement additional mitigation measures (MM).

V. RECREATION

1. The project shall meet all the regulations set forth by Public Recreation Plan, Section 123 of the Los Angeles General Plan in regards with existing and future recreational facilities in the area (MM).
2. The project shall meet all the regulations set forth by the community plans, zoning codes, and Guide to Existing and Potential Equestrian Trails in regards with existing and proposed hiking and equestrian trails (MM).
3. That the Quimby fee be paid to the satisfaction of the Advisory Agency based on 147 lots in the RA and RE Zones.

W. OPEN SPACE/CONSERVATION, Amenities and Maintenance Voluntary agreement between conservancy agency and subdivider.

1. Grant Deed of Non-Tentative Tract Map Property. Concurrently with the recording of the Tract Map, the Developer agrees to record a grant deed for two hundred fourteen (214) acres of undeveloped open space to the Mountains Recreation and Conservation Authority (hereafter "MRCA") which acreage is outside the tentative tract map area. Such property shall be free

from obvious dumping, trash accumulation and unaddressed man-made hazards. In the event such property is subject of a "Level 1 Environmental Report", then such property shall only be free of known and visible man-made hazards.

2. Grand Deed of Portion of Tentative Tract Map Property. Developer shall provide to MRCA a grand deed of the property within the tentative tract map which comprises not less than 36 acres nor more than 56 acres. Refer also to Condition No. A-2.
3. Ongoing Maintenance. Developer agrees to provide a mechanism for the ongoing funding of maintenance, fire protection, and security for the property described above. The ongoing needs of the MRCA as it relates to this donated property are a net ten thousand dollars (\$10,000.00) per year. The MRCA agrees to work with the Developer, and the City and County of Los Angeles on the formation of such a mechanism, which will involve the formation of a Lighting and Landscape Maintenance District. Any fees to the City of Los Angeles to administer the Lighting and Landscape Maintenance District shall be paid by the Developer over and above the amount paid to MRCA. The Developer shall have the ultimate responsibility for establishing such a district or providing such an endowment. The parties may also agree in writing to an alternative mechanism.
4. Transfer of Ownership. Transfer of ownership of the property described in Conditions W-1 and W-2, above, shall be concurrent with the recording of the final approval of the tract map, and the receipt of all jurisdictional permits required for the development of the Dayton Canyon Estates community. The Developer shall provide a policy of title insurance in the amount of not less than two hundred thousand dollars (\$200,000.00) in favor of the MRCA to guarantee title to such deeded property is free and clear from liens and encumbrances except those which have been previously approved in writing by MRCA.
5. Tract Map Dedicated Property. Included within the proposed dedication shall be the undeveloped area along the stream bed immediately adjacent and west of Valley Circle Boulevard on which a developed trail, intended for the joint public use of hikers and equestrians, will be constructed by the Developer within the open space. The Developer shall reserve from the dedication to MRCA a trail easement in favor of the City of Los Angeles from the corner of Roscoe Boulevard and Valley Circle Boulevard along the south side of Dayton Creek to a point just west and north of the first cluster of proposed homes. The trail will be built by the Developer to City standards without guard rails. Within the City of Los Angeles, the trail will be posted to restrict all forms of cycles, motorized or not.

6. Conservation Easement. At the end of the terminus of the local street, between Lots 45 and 46, the MRCA will be provided with a minimum of an .25 acre conservation easement from the dedicated open space to the south, to the western property line of Dayton Canyon Estates. This easement area will be transected with a forty-four (44) foot wide access easement and grading easement to the adjacent property owner to the west, of a size sufficient to permit access in conformance with a pre-existing recorded easement held by the adjacent owner.
7. Wildlife Corridor Easement. One lot has been eliminated from the northeast corner of the development area and the Developer shall dedicate to MRCA a wildlife corridor easement of not less than fifty (50) feet in width, adjacent to Lots 134, 135, and 136 to provide a future habitat linkage between Dayton Canyon and Chatsworth Reservoir. Brush clearance within this corridor is to be the responsibility of the Homeowners Association and shall comply with all requirements of the City of Los Angeles Fire Department. The Developer shall dedicate to MRCA a minimum fifty (50) foot conservation easement over this habitat linkage between Valley Circle Boulevard and the fee title public open space.
8. Fitzsimmons Easement. Property, which is part of the Dayton Canyon Estates ownership, and is currently used by the Fitzsimmons' family without benefit of any written agreement with the landowner for temporary equestrian uses, is part of the acreage, which is to be dedicated to the MRCA. The Developer shall retain an easement in favor of the property owner (Fitzsimmons) for the continued use of this portion of the property for horse keeping facilities for the personal use by the property owner, which easement will automatically terminate and revert to the MRCA at such time as the ownership of the property (APN 2017-010-004) by its current owners ceases or is transferred either voluntarily, involuntarily, or by operation of law. The MRCA shall have the right to review and approve in writing the form and content of such easement. Developer will work with the MRCA and the Fitzsimmons to perfect the easement language required. At a minimum, such language shall provide that the MRCA shall be held harmless from all liability for use of the easement and shall be an additional insured on the Fitzsimmons' homeowner's liability. Additionally, the Fitzsimmons or their successors in interest shall be legally and financially responsible for the removal of the corral at the termination of their easement.
9. Water Guzzler. Developer agrees to provide a three-fourths inch (3/4") water meter for a "guzzler" to be installed by the MRCA, at the terminus of the cul-de-sac referenced in Condition No. W-5, above. The Homeowners Association (HOA) shall be responsible in perpetuity for all fees and costs associated with the water meter, not to include the cost of water.

10. Fire Clearance Easement. Developer shall retain for the Homeowners Association a minimum one hundred (100) foot easement to allow the Homeowners Association to meet all existing and future fire department regulations and laws for the brush clearance, as needed at the rear of Lots 111 through 129. The brush clearance shall be the actual, as well as the financial responsibility of the Homeowner's Association of Dayton Canyon Estates in perpetuity.
11. Mitigation Area Protection. The Developer has submitted a Mitigation Plan as part of the documentation related to the Final Environmental Impact Report. At the base of the hillside at the rear lots of 134-136; 142-145, the Developer will install a masonry wall six (6) feet in height above pad elevations with a design, commensurate with the architectural character of the community, that will serve to protect the mitigation area from excessive human intrusion by the community. The actual planting requirements will be prepared in conjunction with agencies having jurisdiction over such matters.
12. Access Easement for APN 2017-005-021. At the extreme northeastern end of the property, where it abuts Woolsey Canyon Road, the Developer is working with an adjoining property owner to provide an access easement of a width equal to the minimum width required by the fire department for ingress and egress to and from APN 2017-005-021. Such easement shall not permit lighting and such width restrictions shall be recorded as part of any such easement. At the time of the dedication of the open space to the MRCA, this easement shall be retained by the Developer in favor of the property owner (Girardi) for the sole benefit of one single family residence on APN 2017-005-021. The form and content of such easement shall be approved in writing by MRCA.
13. Reduction in Infrastructure Costs. For any City approved reduction in infrastructure costs after Planning Commission Approval for over and above one hundred thousand dollars (\$100,000.00), the Developer shall reduce the project by one residential lot and its associated grading footprint for each one hundred thousand dollars (\$100,000.00) in infrastructure cost reduction. The first reduction of a residential lot has already occurred pursuant to Condition No. W-7, above. The principle target areas for reduction are the widening of Valley Circle Boulevard and the proposed main artery that would be an extension of Roscoe Boulevard.
14. Dedication of Conservation Easement along Dayton Canyon. The Developer shall dedicate MRCA a conservation easement above the one thousand sixty foot (1,060') topo line along the steep wall of Dayton Canyon. The Developer shall exercise reasonable care in avoiding grading above that elevation. In the event grading is required within this area as a result of the

established roadway location and gradient per Tentative Tract Map 52866, dated 5/9/99, then Developer shall undertake a revegetation program utilizing native species within the disturbed area which program must be approved by the MRCA provided such approval does not conflict with other agencies having jurisdiction.

- S-1 (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use for access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for

public use by the tract, or that a suitable resolution of acceptancy be transmitted to the City Council with the final map.

- (k) That no public street grade exceed 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2 That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3 That the following improvements be either constructed prior to the recording of the map or that such construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the

Bureau of Street Maintenance. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (485-5675) upon completion of construction to expedite tree planting.

- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

NOTES:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05N of the Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy-saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

As communicated to the Planning Department staff, Condition No. W incorporates a voluntary agreement between a conservancy agency and the subdivider. This agreement, according to the Conservancy is required to enable their support. The MRCA has reviewed the Final Environmental Impact Report (Case No. EIR 98-0227) for the reference project, and subject to the agreement (Condition No. W includes the voluntary conditions) and except as set forth in Section 2, will support Alternate No. 6 as approved (147 residential lots), notwithstanding minor revisions to that plan which may come about as a function of the final entitlement of this project with the City of Los Angeles, and other agencies having jurisdiction over the process. While it is not possible at this time to specify the form,

substance, and time of such support, the Conservancy and subdivider reached agreement that such support is an underlying consideration behind the offer of open space dedication.

FINDINGS OF FACT (CEQA)

In making the decision to approve Tentative Tract No. 52866, the Advisory Agency of the City of Los Angeles certifies that it has reviewed and considered the information contained in Addendum to- and the Final EIR No.98-0227 (MPR)(SUB)(DA)(ANNEX), together with all written communications and oral testimony regarding this subdivision. As part of this approval, the Advisory Agency, pursuant to Sections 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

On June 17, 1998, the Environmental Staff Advisory Committee (ESAC) reviewed the project application (Environmental Assessment Form) and the Initial Study. The ESAC determined that an Environmental Impact Report should be prepared to address concerns regarding the potential adverse impacts associated with the project's implementation. In the Environmental Determination, the ESAC required examination of the following potential environmental impact areas:

- Land Use and Planning
- Geology
- Hydrology
- Air Quality
- Transportation/Circulation
- Biological Resources
- Natural Resources
- Risk of Upset
- Noise
- Public Services (Fire Protection and Police Protection)
- Utilities and Service Systems (Water, Sewer, Solid Waste, Electricity, Natural Gas, Communication, Cable Television)
- Aesthetics
- Cultural Resources
- Recreation

The Draft EIR was determined to be acceptable for filing by the Department of City Planning on June 8, 1998, and was circulated for public review for 45 days from November 23, 1998 to January 7, 1999, and the City of Los Angeles extended the comment period until January 13, 1999. A notice of Draft EIR availability was published in the Los Angeles Times on November 19, 1998. The Notice of Completion was filed with the State Clearinghouse on November 20, 1998. The FEIR, completed in April 1999, analyzed the potential negative impacts below resulting from implementation of the proposed project.

After distribution of the Draft EIR, and in response to comments received from public agencies and interested individuals and at the request of the City of Los Angeles, the applicant has proposed a new alternative: 150-unit project in lieu of the 175-unit project. The Advisory Agency approved a 147-unit project resulting in reduced density and an environmentally superior project.

LAND USE AND PLANNING

ALTERNATIVE 6 - 150 SINGLE-FAMILY DWELLING UNITS (REDUCED TO 147)

This alternative, as shown on Exhibit 53 (FEIR), would consist of a 150 single-family unit design, using RE11-H and RE9-H design criteria. This alternative has an average lot size of 12,800 square feet, with a minimum lot width of 65 feet and minimum pad width of 55 feet. This plan anticipates some side yard retaining walls up to 5 feet high.

Implementation of this alternative would involve less impacts to oak trees, biological resources, and maintains the open flow of the streambed. The drainage system proposed for this alternative is the same as in the proposed project for 175 units, and the project includes construction of one detention basin.

Alternative 6 for 150 units has the same number of units as Alternative 4, however, Alternative 4 assumes acquisition of parcels owned by private individuals (one parcel is 5.56 acres, APN 2017-026-001 and the second parcel is 2.64 acres, APN 2017-026-002) that were not acquired, and no longer are considered part of the project. This change in property inclusion is a significant difference between the 150-unit alternatives, resulting in lower impacts to the streambed, biota, and oak trees in Alternative 6. Also, as noted in the Corrections and Additions section of the FEIR, the previously approved TT Map #89-47374 for eight lots is no longer evaluated under this EIR due to the fact that it has a previous approval and Mitigated Negative Declaration #89-0378-SUB(ZC).

Under Alternative 6 impacts to oak trees will be reduced. Of the total 735 trees on 359.4 acres of SunCal ownership, only 79 trees will be impacted (compared to 135 in the originally proposed project). Of the total impacted trees, 12 trees are in "D" health, in need of removal. A total of 656 trees including 571 oak trees (88%) will be saved, improved and better protected on the development site as well as on the open space.

A minimum of 214.4 acres of permanent open space north of project site will be dedicated to a conservancy agency with the possible expansion of this to 270 acres. This acreage includes open space surrounding the development area. In the event that a conservancy agency is either unable or unwilling to accept a portion of the dedication of open space for public use, the applicant shall provide proof that the ownership and maintenance of the permanent open space shall be vested with the homeowners association. Said open space in that instance shall be deed restricted to permanent open space and shall be private with appropriate easements for hiking equestrian trails. However, it is the intent of

the applicant to negotiate a complete transfer of open space to a conservancy agency.

Alternative 6 - Land Use Summary

Land Use	Acres
Total SunCal ownership (excluding TT #89-97374)	359.4
Total unit count - Alternative 6	150 units
Total development pad - graded area	64.2
Detention basin	0.8
Earth work	1,500,000 cy
Property within the County	290.5
Property within the City	68.9
Property to be annexed	76.1
Total project site	145
Fuel modification zone (City & County)	17.8
Total natural undisturbed open space within development area (City & County)	63
Total minimum open space dedication	214.4
Total acreage TT #89-47374	3.2

This alternative reduces the amount of grading from 1.73 million cubic yards of earthwork to 1.5 million cubic yards. The development footprint is reduced from 68 acres to 64.2 acres. In addition, Alternative 6 reduces impacts related to cut slopes: the proposed project included two cut slopes in excess of 200 feet in the south side of the canyon. Alternative 6 includes elimination of the easterly cut slope by the use of daylight grading techniques, and reduction of the westerly cut slope to maintain a maximum slope of 100 feet high wherever possible.

The single-family estates development is consistent with the surrounding land use and zoning designations. This alternative will introduce less population to the area compared to the proposed project. The impacts are summarized as follows:

The proposed development is consistent with the density and character of surrounding single-family development. This alternative will require a general plan amendment and zone change for implementation, similar to the 175-unit project.

Cumulative Impact. The proposed project, in conjunction with other related

projects in the area, would result in cumulative change to the area's semi-rural/suburban character, caused by the increasing intensity of land use in the community. However, implementation of the project will result in dedication of 214.4 acres of open space to a conservancy agency, and an additional 55.6 open space acres for a new total of 270 open space acres.

GEOLOGICAL RESOURCES

Most earth materials on the parcel are expected to excavate with moderate to heavy duty ripping using heavy duty grading equipment. Some blasting may be required. Some of the excavated materials may be blocky and contain a considerable amount of oversized blocks which will require special handling in the field.

Ground shaking due to local, or distant, earthquakes is considered to be the most important seismic factor with respect to the future development. The site is vacant. Project implementation would result in the exposure of structures and occupants to strong ground shaking having the potential to cause significant damage to or destruction of project structures and injury to occupants during the life-time of the proposed project.

Cumulative Impact. Implementation of the proposed project and other projects in the general vicinity would cumulatively produce land form alterations in the Canoga Park-Winnetka-Woodland Hills-West Hills and Chatsworth-Porter Ranch area incident to site preparation.

In addition, implementation of the proposed project and other projects within general vicinity cumulatively would increase the number of structures (and people) exposed to earthquake related hazards.

HYDROLOGY

Under the approved 147-lot development, the developed conditions will increase the surface flow in the affected areas by less than 110 cfs. This increase is relatively minor and the excess amount of water generated due to this development will be contained in a retention basin. This basin allows for the existing flow of the developed site into the channel to match that of the undeveloped conditions by reducing the flow.

In a 50-year storm, the increased surface flow for the site and the area surrounding the site will not lead to any water-related hazards such as flooding.

Cumulative Impact. Implementation of the proposed project and other projects in the vicinity would cumulatively increase the amount of impervious surface area, runoff, and landform and drainage pattern alterations in the area.

AIR QUALITY

Construction Activity Impacts

Project development will entail construction activity to prepare the site and to build new structures and facilities. Construction has generally been considered mainly a source of potential nuisance from dust or odors such that these temporary emissions are typically categorized as insignificant in most air quality impact analyses. Dust is normally the primary concern during construction. Because dust emissions from soil disturbance are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions."

Dust (PM-10) emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). The South Coast AQMD, in its 1993 "CEQA Air Quality Handbook," estimates daily PM-10 emissions during construction to be 26.4 pounds per day per acre disturbed when "standard" dust control procedures required by SCAQMD Rule 403 are used. According to recent studies, enhanced dust control procedures can reduce the average daily PM-10 emission rate to as low as 10 pounds per day when a highly aggressive control program is implemented. The most recent measurements of PM-10, using these procedures is 10.7 pounds per acre per day (BACM Project Report No. 1, 1996).

Noticeable construction activity dust impacts derive almost exclusively from the largest diameter material that has a residence time of only a few seconds. These large particulates quickly settle out on parked cars, landscaping, outdoor furniture and other horizontal surfaces. The USEPA states that the primary zone of impact is less than 100 feet from the source unless there are unusually strong winds that can keep large particles suspended for a more than a few seconds. There are few homes in close proximity to the project site that might be affected by soiling nuisance from large particle deposition during typical daytime wind conditions. During Santa Ana winds from the northeast, there are no homes along the downwind trajectory for a considerable distance. Although enhanced dust control procedures are recommended for grading during strong wind events, soiling nuisance impacts during all wind conditions are anticipated to be less than significant.

In addition to PM-10 emissions, construction will entail the use of internal combustion engines to power on-road trucks and off-road mobile, semi-mobile and semi-stationary equipment. Such sources are mainly diesel-powered and are poorly regulated in terms of allowable emission levels. Off-road sources are sometimes not well maintained because there is no regulatory mechanism to enforce efficient combustion as there is for on-road sources. Construction activities also include minor amounts of emissions from construction worker commuting.

Daily average NOx emissions will be well above the identified significance threshold. Minor amounts of emissions reductions can be achieved by low-NOx tune-ups and by replacement of some internal combustion equipment with electrically (line-powered) systems. Feasible levels of mitigation are 10-20 percent. The "excess" NOx emissions are far too great to be able to achieve a less than significant daily NOx emissions levels with the application of reasonable and feasible mitigation.

Operational Impacts

The primary source of project-related air quality impact will derive from site-related traffic. Minor amounts of air emissions will result from energy needs met by burning fossil fuels (electrical generation and in-home natural gas consumption), and from various miscellaneous homeowner emissions sources (mowers, paint, cleaning products, etc.). Single-family residences generate slightly under ten (10) trips per dwelling unit. The average trip length is around ten (10) miles per trip, or 100 vehicle miles traveled (VMT) per dwelling unit per day. Air emissions associated with 1,505 daily project-related trips plus from the average daily energy consumption were calculated using the SCAQMD's MAAQI air quality computer model. There is a reduction in air emissions, however, because the approved project reduced the total daily trips by 230 (1505 vs 1735).

Cumulative Impact

Construction Activity Impacts. Construction activities are concentrated at the construction site, but they may also spill over into the adjacent community. Vehicles track dirt off-site, lane closures create congestion on public roadways and construction worker vehicles and supply trucks compete with the general public for sometimes inadequate roadway capacity. Trucks are often left idling near off-site sensitive receptors while waiting to load or unload. Each of these small impacts may become substantial when summed over all basinwide construction activities.

Operational Impacts. Cumulative projects are primarily intensification or re-use of existing facilities, because San Fernando Valley is essentially built out. Identified related projects near Dayton Canyon Estates site are a 120-unit assisted living facility and several propose re-uses of the Hughes Missile System campus at Fallbrook Avenue and Roscoe Boulevard. The Hughes site would replace previous R&D uses with a university (DeVry Institute) and the Regent-West Hills office Park. The net "new" trips from cumulative projects is 3,000+ ADT. Combined daily emissions from Dayton Canyon Estates and identified cumulative growth would substantially exceed the daily SCAQMD significance threshold. The cumulative air quality impact of the proposed project plus the projects above would be significant.

While project-related regional (mainly mobile source) emissions would not have an

individually significant impact on western San Fernando Valley air quality, the incremental addition of growth-related traffic over a wide area may change microscale air quality distributions. To determine whether future traffic changes will create an adverse air quality impact, a microscale air quality impact analysis was performed for the traffic analysis grid around the project areas. For details of the analysis microscale impact analysis table, refer to the Air Quality Report in Appendix E of this document.

TRANSPORTATION/CIRCULATION

Access and Parking

Access to the single-family housing tract will be provided via three locations. One location will be via an extension of Roscoe Boulevard to the west of Valley Circle Boulevard. This roadway will serve the majority of the housing tract (109 of the 147 units). A second roadway will be constructed further to the north, parallel to Roscoe Boulevard and extending west from Valley Circle Boulevard. This roadway will serve approximately 35 units. In addition, an emergency-only connection of this roadway will be made to the Roscoe Boulevard extension to allow two points of emergency access for the tract. Finally, three houses along the north edge of the tract will be served by the existing Hillcroft Drive, which is connected to Valley Circle Boulevard via a network of local streets, including Jensen Drive.

Parking for each dwelling unit on site will be provided separately on each lot. Per the City of Los Angeles Municipal Code, a minimum of two spaces will be provided in a garage on each lot.

Traffic Generation

Traffic generation characteristics of many land uses have been surveyed and documented by the Institute of Transportation Engineers (ITE). Those studies indicate that developments similar to the proposed project generate traffic according to the formula taken from the 6th Edition of Trip Generation (1997), published by ITE.

Traffic Distribution and Assignment

Determination of the geographic distribution of the traffic generated by the project was the next step in the process.

Traffic Growth

Based on an analysis of the trends in traffic growth in this portion of the Los Angeles

area over the last several years, an annual traffic growth factor of 1.0 percent was recommended by LADOT. This growth factor was used to account for increases in traffic resulting from projects not yet proposed or outside of the study area. This growth factor, compounded annually, was applied to the 1998 traffic volumes to develop an estimate of 2001 baseline volumes.

The approved alternative of 147 lots would reduce the number of dwelling units to be built by 28 units compared to the proposed project. The traffic generated from the site would be reduced correspondingly. The table below compares the traffic generated by Alternative 6 to the proposed project.

Trip Generation Comparison

Scenario	Daily Trips	AM Peak Hour			PM Peak Hour		
Alternative 6	1,505	29	85	114	99	56	155
Proposed Project	<u>1,735</u>	<u>33</u>	<u>99</u>	<u>132</u>	<u>114</u>	<u>64</u>	<u>178</u>
Difference	-230	-4	-14	-18	-15	-8	-23

As this table shows, project generation would be lower by approximately 230 daily trips, with approximately 18 fewer AM peak hour trips and 23 fewer PM peak hour trips. This is an approximately 13 to 14 percent reduction in the overall generation. Project impacts at area study intersections would also be reduced by approximately this amount.

It should be noted that under this alternative five additional housing units would be included in the cumulative analysis. Addition of these five units would slightly worsen traffic conditions under the without project scenario. However, since the project would be reduced by more housing units (28) cumulative impacts will still less than significant. Therefore, the with project scenario traffic conditions for this alternative would be slightly better than those shown for the with project scenario for the proposed project, and both cumulative and project traffic impacts would be less under this alternative. On this basis, the conclusion that the traffic impacts for the proposed project are less than significant would also apply to this alternative.

BIOLOGICAL RESOURCES

Impacts to biological resources is based on the limits of grading of the proposed project. Direct impacts are those that involve the initial loss of habitats by grading and construction.

Indirect impacts are those related to disturbance from construction (such as dust and noise) or from activities of future residents.

<i>Vegetation Association</i>	<i>Originally Proposed Project Impact Acres</i>	<i>Alternative 6 Project Impact Acres</i>
Southern Mixed Chaparral	43.71	41.73
Sumac Chaparral	5.10	6.40
Coast Live Oak Woodland	2.38	1.26
Riparian Scrub	0.40	0.40
Disturbed Habitat	1.41	14.47
TOTAL	68.0	64.20

Note: Original Proposed project, 175 lots; Approved project, 147 lots (Alt. 6)

As noted in the table above, the Alternative 6 project would impact 3.8 fewer acres of habitat than the originally proposed project; with the exception of the impacts to sumac chaparral, each habitat type on-site would be impacted less under the Alternative 6 project. The increased impact of 1.3 acres of sumac chaparral habitat along the western edge of the site is not considered significant because sumac chaparral is not considered to be a sensitive habitat by the resources agencies. Additionally, these patches of sumac chaparral are not contiguous to the larger patch of this habitat within the project site (north of Dayton Canyon Creek), and outside the project impact area (see Exhibit 29 in the Draft EIR).

Direct Impacts

A total of 64.2 acres of the vegetation associations occurring on the site will be impacted by construction. A total of 48.13 acres of chaparral associations will be impacted on the site: southern mixed chaparral (41.73 acres) and laurel sumac chaparral (6.40 acres). This habitat type is generally considered common in southern California and does not warrant mitigation. However, the chaparral on the site is within the County's SEA #14. The purpose of this SEA as mentioned above is to protect high quality chaparral, coastal sage scrub, southern oak woodland and riparian woodland. A total of 1.66 acres of oak woodland and riparian scrub would be impacted by project construction. These habitat types typically occur in the drainages on the site. Drainages supporting the riparian vegetation and riparian woodland (i.e. coast live oak woodland), and other ephemeral drainages may be determined to be subject to permit conditions regulated by the U.S. Army Corps of Engineers (ACOE), pursuant to Section 404 of the Clean Water Act, and may also require a Streambed Alteration Agreement under Section 1601 of the California Fish and Game Code.

Impacts to coast live oak woodland under the Alternative 6 project would be reduced from 2.38 to 1.26 acres and would impact 56 fewer oak trees (79 vs 135) than the originally proposed project. This would result in the retention of 114 of the 193 oaks (59%) within the project site. As indicated in the EIR, the applicant's ownership of the 214.4-acre property to the north of the project site contains an additional 543 oak trees that will be preserved through the proposed dedication of the northern property to a conservancy. A minimum of 214.4 acres of permanent open space north of project site will be dedicated to a conservancy agency with the possible expansion of this to 270 acres. This acreage includes open space surrounding the development area. In the event that a conservancy agency is either unable or unwilling to accept a portion of the dedication of open space for public use, the applicant shall provide proof that the ownership and maintenance of the permanent open space shall be vested with the homeowners association. Said open space in that instance shall be deed restricted to permanent open space and shall be private with appropriate easements for trails. However, it is the intent of the applicant to negotiate a complete transfer of open space to a conservancy agency.

The presence of a state or federally listed species may result in significant impacts to these resources from project. In addition, the presence of any CNPS List 1B species on the site may also result in significant impacts, depending on the species found, and the extent of the population on the site. In addition, total of 24 special status wildlife species occur or are considered to have a moderate to high potential for occurring on the site. Three of these special status wildlife species, the Cooper's hawk, mountain quail, and Bell's sage sparrow, were observed during the surveys and potentially breed on the site.

Wildlife movement corridors through Dayton Canyon Creek would be preserved in their natural state by either the Alternative 6 or the originally proposed project designs, with the exception of one emergency access crossing and detention basin southwest of Lot 11D (Lot 140 in the originally proposed project). Since the emergency access road would only be used for emergencies, wildlife could safely cross it to progress further eastward to Valley Circle Boulevard. More likely, wildlife would proceed north into the drainage that is within the northern 214.4 acre property that the applicant has proposed to be dedicated as open space to a conservancy. This drainage ultimately connects to Woolsey Canyon and easterly to the Chatsworth Nature Preserve/Reservoir.

Indirect Impacts

Impacts to the overall health of plants is an indirect impact produced by excessive amount of dust, as a result of grading activities, covering them. This impact is considered adverse, but not significant.

Further impacts is to the population of aquatic species (amphibians), produced by

changes in water quality (chemicals carried by runoff and/or improperly disposed from construction equipments).

Mitigation Measures

The mitigation measures specified on pages 4-95 to 4-99 in the Draft EIR for the originally proposed project are still appropriate for the Alternative 6 project. These mitigations addressed impacts to oak trees, jurisdictional areas (i.e., coast live oak woodland and riparian scrub), and slender mariposa lily and Plummer's mariposa lily.

NATURAL RESOURCES

Implementation of the project would result in increased demands for electricity, natural gas, and diesel and gasoline fuels. Site preparation would consume energy through grading and construction activities. The excavation, emplacement and compaction of approximately 1,500,000 cubic yards of cut and fill material on the project site is expected to require approximately six to eight months to complete. Upon completion of the project, the project will require natural gas and electricity on an on-going basis, in addition to the gasoline and diesel required for the automobile and truck traffic to and from the site. Increased energy demand due to project construction can be met by DWP and SCG's ability to provide energy services to the project site. There are no significant impacts because there is adequate availability.

RISK OF UPSET

The site currently contains localized areas consisting of minor spills of petroleum hydrocarbon products (motor oil) and improperly discarded containers and batteries. In addition, several structures were present within and immediately adjacent to the property at various times throughout the last 70 years. Although no evidence of buried solid waste disposal or underground storage tanks (UST) including septic tanks, was discovered during this investigation, on-site disposal of solid wastes and use of UST's were common practice during the period the structures were on-site. Therefore, a possibility exists that undiscovered UST's and areas of solid waste disposal (other than those reported) may be present on-site. It is concluded that this assessment has revealed no evidence of recognized environmental contamination considered detrimental to the development of the site.

NOISE

Noise impacts from residential development typically derive from project-related traffic. Noise impacts from an individual project will be superimposed upon the no-project baseline. Unless there are few cars under baseline conditions, the project noise increment

will be masked by the background. Traffic noise impacts at levels causing noise compatibility standards to be exceeded are almost always cumulative from all overall development and not from any single project.

While individual project-related traffic noise impacts are normally less than significant, the impact of the ambient acoustic environment on a particular project may actually be of greater concern. The impact of the environment as a constraint on project development, rather than the environment on the project, may thus be the principal noise impact analysis issue for the Dayton Canyon Estates site.

Cumulative Impact The maximum cumulative project noise level increase (growth plus the proposed project) is 1.4 dB. This increase would occur along Roscoe Boulevard between Woodlake and Fallbrook. The project contribution to this cumulative increase is 0.2 dB. The maximum with-project noise increment is 0.4 dB along Valley Circle Boulevard adjacent to the project site between the north side entrance to Roscoe Boulevard. This incremental project noise impact would be less than the 1.0 dB detection threshold.

FIRE PROTECTION

The proposed project may necessitate an increased demand for fire protection and emergency medical services in the local area because the project is located within the Mountain Fire District.

The adequacy of fire protection for a given area is based on required fire flow, response distance from existing fire stations, and the Fire Department's judgment for needs in the area. Generally, the required fire flow is closely related to land use.

Cumulative Impact. The Fire Department evaluates fire station placement and overall Department services for the entire City. According to the Los Angeles Fire Department, the proposed project would have a cumulative impact on fire protection services. The development of this proposed project, in addition to other approved and planned projects in the immediate area, will result in an increased need for fire protection and emergency medical services in this area. Presently, there are no immediate plans to increase Fire Department staffing or resources in the project area.

POLICE PROTECTION

The need for new or altered police services in the Reporting District has not been indicated by the Los Angeles Police Department, and site access has not been considered as a problem by the LAPD. Current information suggests that police services to the site will be adequate.

Cumulative Impact. According to the LAPD, a project of this magnitude would have a cumulative impact on police services in West Valley Area. The specific areas of concern for the LAPD are, hours of accessibility to the public, security concerns for major events, parking lot accessibility for patrol vehicles as well as lighting issues for nighttime use.

SCHOOLS

The proposed project, reduced to 147-units, will generate fewer students than the previously proposed 175-unit project which was expected to generate a total of 280 students. According to the School District the total student population projection will not impact the schools in the area. Although currently El Camino Real high school is operating above capacity, based on the future projection, generated by the Los Angeles Unified School District, there will be sufficient capacity for Dayton Canyon Estates student population.

Los Angeles Unified School District imposes school impact fees at maximum levels allowable under State law (California Government Code Section #65995[b]) for the purposes of constructing new classroom facilities. These fees are collected prior to issuance of a building permit and are based on the applicable floor area of building square footage multiplied by the current fee assessment (\$1.93/square foot of residential construction). The school impact fee will increase to \$3.50 per square foot as of September 11, 2000.

WATER SYSTEMS

Project-related water demand can be estimated by applying consumption factors to the proposed land uses. Residential use consumption factors are derived from and based on recommended methodology supplied by the City of Los Angeles Department of Public Works, Bureau of Engineering, Wastewater Program Management, Interim Control Ordinance No. 163,559, Sewer Facilities Charge Guide.

The proposed project, reduced from 175 lots to 147 lots, would consume a total of less than 69,300 gallons of water per day.

Water services would continue to be provided by DWP. The water system can be adapted to anticipated domestic water requirements for the proposed development. The hydraulic analysis, conducted by the DWP will determine the size of water distribution mains to service the site. The cost for any improvements to the existing water distribution system, due to the proposed project, will be the responsibility of the developer.

Cumulative Impact. The cumulative impact is the cumulative increase in water demand from development and the associated costs. The DWP is equipped to

provide water service to meet the demands of the cumulative projects. This growth in consumption as a result of this project is less than significant since the demand has been incorporated into long-range plans for regional growth.

SEWER

Upon construction and occupancy of the proposed 147 new homes will be less than the previously proposed 175 new homes. The previous proposal would generate approximately 51,625 gallons of sewage per day. The extension of the sewer facilities to the site will be the same.

This wastewater would be gravity-flow to the existing sewer lines in Roscoe and Valley Circle Boulevards and Schoenborn Street and Valley Circle Boulevard, and from there would be directed for treatment within HTS. The project's sewer system would consist of 8-inch sewer mains, which would drain to the connection points. A sewage allocation permit would need to be issued according to Ordinance No. 160,060, as discussed previously.

SOLID WASTE DISPOSAL

Construction Impacts. The proposed project would require the excavation and removal of approximately 1.5 million cubic yards of earth materials due to excavation and grading activities. The 1.5 million cubic yards of cut and fill as a result of grading operations will be balanced on-site. The impact analysis has been based on full project build-out (147 units).

Non-Hazardous Waste Impacts. The project upon buildout is estimated to generate less than approximately 1,750 to 2,625 pounds of solid waste per day, or less than approximately 318.5 to 479.5 tons per year. This is also considered the net increase, because the site is currently undeveloped. Solid waste would be collected by the City of Los Angeles Bureau of Sanitation and transported to County of Los Angeles or privately-owned sanitary landfills or transfer stations/recycling centers.

Hazardous Waste. The proposed development could potentially generate hazardous waste during operations. Common hazardous waste generated by a project of this nature can consist of unused paint, aerosol cans, medications, cleaning agents (solvents), and other empty or partially empty hazardous waste containers. Based on the City of Los Angeles regulations, it is illegal to dispose of these household waste materials at Class II and III landfills. According to the Los Angeles, Bureau of Sanitation, the City operates a Household Hazardous Waste (HHW) collection program for residential developments. This program services the Valley areas several times during the year for residents to dispose of these substances in an environmentally safe and appropriate manner. It is anticipated that, given the very small amounts of hazardous waste likely to be generated, there

will be adequate hazardous waste disposal capacity to serve the project.

Cumulative Impact. The proposed project in conjunction with other projects in the area will generate a total of 4,817 pounds of solid waste per day and 879.1 tons of solid waste per year. Because of the increase in solid waste generated by the project in conjunction with related projects, as well as demand from the region's existing population, cumulative impacts are considered significant in that there will be a need for additional solid waste disposal capacity and/or facilities.

The amount of common hazardous waste generated by related projects would represent a small fraction of the total waste stream; however, due to a shortage of available Class I disposal sites in Los Angeles County, any common hazardous material generated by new development is considered to be an adverse impact.

ELECTRICITY

Implementation of the project would result in increased demands for electricity. The 147 proposed dwelling units constructed at the site would, when completed and occupied, utilize less than approximately 905,100 kilowatt-hour (KWH) of electricity. These long-term electricity consumption estimates do not include efficiency increases from mitigation measures. Increased electricity demand due to project construction can be met with current infrastructure, and would not affect DWP's ability to provide electricity to the project site.

Cumulative Impact. The proposed project and related projects would increase electricity demands in the area. The DWP is equipped to provide services to meet the demands of the cumulative project. Cumulative projects represent an increase in consumption of regional energy sources which may be considered a significant cumulative impact.

NATURAL GAS SERVICES

Implementation of the project would result in increased demands for natural gas services. The proposed project of 147 dwelling units will generate less demand for natural gas services than the previously proposed 175 dwelling units (less than approximately 13,996,500 cubic feet of natural gas annually). These long-term natural gas consumption estimates do not include efficiency increases from mitigation measures. Increased natural gas demand due to project construction can be met with current infrastructure, and would not affect the Gas Company's ability to provide natural gas to the project site.

Cumulative Impact. The proposed project and related projects would increase natural gas demands in the area. The Southern California Gas Company is equipped to provide services to meet the demands of the cumulative project.

Cumulative projects represent an increase in consumption of regional energy sources, which may be considered a significant cumulative impact.

CABLE TELEVISION

Impacts on cable television is not considered significant. Service in the area is available and provided by TWC. They will provide the developer with the design layout, pull trunk distribution, place their equipment and provide service. While TWC provides the design and materials, the applicant is required to provide the trenches, pre-wiring for the homes, and placing the conduit according to the design.

According to the requirements set forth by the TWC, the developer will provide the cable television company necessary easements. If the developer records easements for all utility systems into one easement, the developer shall add the company to the list of names contained in the utility easement. If the developer gives individual easements to the individual companies, the developer shall provide the company with the necessary documents so that required easements can be recorded in the name of the company. In the event that cable routing for the cable television company deviates from the routing required by other utility companies, the developer shall furnish the cable television company an easement as required.

AESTHETICS

Implementation of the proposed project will convert the existing undeveloped land to residential development. This will impact some views, however, 214.4 acres will be dedicated to permanent open space for off-site mitigation. Alternative 6 - 150 single-family dwelling units has been further reduced to 147 dwelling units in order to add to the open areas on the subject property, reducing aesthetic impact. Further, the current adverse aesthetic impacts to the site as well as adverse health conditions (using the site as a dumping ground for solid waste and aggressive public recreational activities) will be removed by the development of the project and maintenance of the aesthetic and landscape standards. Project construction will hinder criminal activities on the project site including unsightly illegal dumping. A series of computer generated wire frame view simulations were created to assess aesthetic impacts of development to this property. The technique utilized required digitizing the development area topography and overlaying this with the proposed site plan. The views indicate that the development will be visible from the interior, however, off-site visibility will be minimal. Visibility along Valley Circle will be buffered with landscaping. Further, pursuant to CPC 99-0218 (DA), development controls will be imposed. These are incorporated into the instant determination letter.

Scenic Highways. The Chatsworth - Porter Ranch and Canoga Park - Winnetka - Woodland Hill - West Hills community plans identify Valley Circle Boulevard from Roscoe Boulevard to Plummer Street as a scenic highway. Valley Circle Boulevard is also designated as such on the Scenic Highway Plan, a part of the Circulation Element of the

General Plan of the City of Los Angeles, adopted by the Los Angeles City Council on February 23, 1978. Development controls are imposed to protect the viewshed pursuant to CPC 99-0218 (DA) and this letter of determination.

Cumulative Impact. The proposed project, in combination with existing development, would increase impacts to the area's scenic qualities. These impacts would be long-term and are considered to be significantly adverse.

CULTURAL RESOURCES.

Numerous sites have been recorded as cultural resources. Assessment of impacts and guidelines are included in the FEIR.

Cumulative Impact. No other project in the vicinity of the project site is expected to be developed. If other related projects were to be developed in the area, they could have a cumulative impact on the cultural resources. However, with the implementation of mitigation measures recommended below, the project's potential contribution to cumulative impacts can be reduced to a below a level that is considered significant.

RECREATION

Although the project will not encroach upon any established, current recreational activities in the area, the project will incorporate the existing regional trails as they traverse the boundary of the project along Valley Circle Boulevard. Regional recreational sites have been proposed or already exist along Valley Circle Boulevard and Roscoe, according to Public Recreation Plan, Section 123. Development of the project will not encroach upon these recreational facilities in the area.

Equestrian Issues

The eastern portion of the proposed project site is designated as a horse-keeping district by the City of Los Angeles Major Equestrian and Hiking Trails Plan, adopted December 31, 1968. This plan is a part of the Recreation Element of the City of Los Angeles General Plan. According to the plan map, the area contains a concentration of horses, and the plan indicates a proposed City of Los Angeles equestrian trail, following the general alignment of Valley Circle Boulevard, which will be crossing the project site. As an amendment to the City of Los Angeles Major Equestrian and Hiking Trails Plan, the Chatsworth-Porter Ranch District Plan was adopted on March 25, 1974. The City of Los Angeles also created a Guide to Existing and Potential Equestrian Trails (Northwest San Fernando Valley), however it is not part of the City's General Plan. The Guide was revised in 1991. According to the Guide, the east portion of the project site is designated as a proposed Horsekeeping District (K). The plan indicates that the horsekeeping areas are

characterized by large lots intended for the creation of "K" Supplemental Use districts. According to the plan, "housing in these areas is specifically intended for horsekeeping on lots of 17,500 square feet and larger. Riding is permitted along the streets and on designated trails. Street improvements and subdivision design should be compatible with the semi-rural character of these neighborhoods."

Infrastructure improvements will provide for continued equestrian use and trail access and include flashing crossing lights at Valley Circle which can be activated by equestrians.

Fish and Game:

The Initial Study prepared for the project identifies potential adverse impact on fish or wildlife resources.

CUMULATIVE IMPACTS

The Final EIR, completed in April 1999, identifies the following cumulative impacts:

Grading and Geologic Hazards (Seismicity/Landform Alteration), Air Quality (Construction/Operational), Surface Water Runoff/Hydrology/Flood Hazard, Light (Artificial), Land Use, Public Services (Fire/Emergency Services, Police Protection), Utilities (Energy, Solid Waste), Aesthetics/View (Light, Scenic Highways).

STATEMENT OF OVERRIDING CONSIDERATIONS

Although changes or alterations have been made to the initial project proposal to reduce or avoid significant environmental effects, feasible measures have not substantially lessened or avoided the significant effects of the project. Alternative No. 6 was evaluated in the Final EIR and was determined to be environmentally superior to initial project proposal presented in the Draft EIR. The Final EIR identifies the following areas of net unmitigated significant impacts resulting from the subject proposal:

Air Quality (Construction)
Aesthetics (Light-Artificial, Urbanization of Open Space, Visibility, Scenic Highways).

Having (i) adopted all feasible mitigation measures, (ii) rejected those alternatives to the project which were infeasible or did not meet project objectives identified in the EIR, (iii) recognized all unavoidable significant impacts, and (iv) balanced the benefits of the Project against the Project's unavoidable significant effect, the Planning Commission finds that the following benefits of the project outweigh and override the unavoidable significant effects of the proposed project:

- a. The project will dedicate over 214 acres of the total ownership to the Santa Monica Mountains Conservancy, preserving open space, viewshed, and habitat protection.

- b. The project will preserve the visual and aesthetic character of the site, including those portions within the Valley Circle Boulevard scenic corridor, through implementation of design standards defined in the Development Agreement and Development Standards, consistent with the intent and goals of the Valley Circle Boulevard - Plummer Street Scenic Corridor plan (LAMC Section 17.05 T).
- c. The project will provide additional housing opportunities, contributing to the available housing stock in this area of the City.
- d. The project will improve and extend public services and utilities to currently underserved portions of the City.
- e. The project will provide fiscal benefits to the City through increased property tax revenue and development fees.
- f. The project will provide construction jobs within a variety of trades during the development of the Project.

ALTERNATIVES

Pursuant to CEQA, the EIR must assess a reasonable range of alternatives to the project action or location (Section 15126(d)). The discussion must focus on opportunities for eliminating any significant adverse environmental effects, or reducing them to a level of less than significant "even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly..." (Section 15126(d)). The EIR must identify an environmentally superior alternative among the evaluated alternatives. As with cumulative impacts, the discussion of alternatives is governed by the "rule of reason." The EIR need not consider an alternative whose effect cannot be reasonably ascertained, or does not contribute to an informed decision-making and public participation process. Alternative No. 6 was evaluated in the Final EIR and was determined to be environmentally superior to the initial project proposal presented in the Draft EIR.

No Project

As required by CEQA, the EIR will evaluate a no project alternative. This would result if the property were to remain in its existing condition and no development were to occur.

Alternative 2, Cluster Development Concept

This alternative consists of a 175-unit attached townhouse design on a 22.8-acre pad, closer to Valley Circle. In this design concept, townhouses are arranged in 4-plex, 5-plex and 6-plex arrangements. This alternative also includes 9.7 acres of private recreational area and paseo open space. It includes more open space, less impact, and less grading

than the proposed project.

Alternative 3

This alternative assumes 133 single-family dwelling units, with larger lots, using RE15-H criteria. This alternative has a target lot size of 15,000 square feet and an average lot size of 17,000 square feet, with minimum lot width of 80 feet and a minimum pad width of 75 feet. It has the same footprints as the proposed project.

Alternative 4

This alternative consists of 150 single-family unit design, using RE11-H design criteria. This alternative has a target lot size of 11,000 square feet and an average lot size of 12,800 square feet, with minimum lot width of 75 feet and minimum pad width of 65 feet (anticipates some side yard retaining walls up to 5 feet high).

Alternative 5. Mixed Concept

This alternative would consist of 160 units. These units are broken down into: 84-unit townhouse design on the north side of the streambed which will be arranged in a 4-plex and 6-plex concept; and 76 single-family unit design, using RE20-H design criteria on the south side of the streambed and westerly up the canyon. This alternative has a target lot size of 20,000 square feet and an average lot size of 25,000 square feet, with minimum lot width of 80 feet and a minimum pad width of 75 feet.

Alternative 6. 150 Single-Family Dwelling Units

Alternative 6 consists of 150-Single-Family Dwelling Units. This alternative was created based on the comments received and the City of Los Angeles request for an additional, environmentally sensitive alternative. The Applicant has indicated that this alternative is the preferred choice for the proposed project. If approved as the proposed project, this alternative will lessen project-related impacts. (The detailed project description is added to the FEIR in Additions and Corrections section). As approved by the Advisory Agency, a reduced project of 147 lots provided more corridor and reduced grading.

MITIGATION MONITORING

Mitigation Monitoring. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the Advisory Agency finds:

- that a mitigation reporting and monitoring program shall be implemented as specified in the final decision relative to the subject project;
- that through covenant and agreement, prior to the recordation of the final map,

certificate of occupancy, and/or building permit, the property owner shall identify an appropriate licensed professional to provide certification that compliance with the required mitigation measure has been effected;

- site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include required mitigation measures/conditions; and,
- that an accountable enforcement agency and monitoring agency shall be identified for mitigation measure/conditions adopted as part of the decision makers's final determination.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 52866, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.
- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan. The subject property is partially located within the area covered by the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, the Land Use Element of the adopted General Plan for this geographic area. The community plan was originally adopted by the City Council on May 14, 1984 and amended by the City Council on August 17, 1999 under the Community Plan Update program (CPC 97-0041 CPU). The existing land use designation for the portion of the property within the Canoga Park Community Plan is Very Low Residential (RE20, RA, RE15, and RE11) and Open Space (OS).

Chatsworth-Porter Ranch Community Plan. The subject property is partially located within the area covered by the Chatsworth-Porter Ranch Community Plan, adopted by the City Council on July 14, 1993 and most recently amended on July 22, 1994 (CF 93-2413 ZC/GPA). The plan designates the portion of the property within this Community Plan for Minimum (A1, A2, and RE40) and Very Low I (RE20, RE40) density housing.

The subdivision is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted community plan and map. The Community Plan promotes an arrangement of land uses, streets, and services

which will encourage and contribute to the economic, social and physical, health, safety, welfare, and convenience of the people who live and work in the community. The Plan also guides development to create a healthful and pleasant environment. Goals, objectives, policies, and programs are created to meet the existing and future needs and desires of the community through the year 2010. Both community plans identify the following goals and objectives:

- Encouraging open space for recreational uses and promoting the preservation of views, natural character and topography of mountainous parts of the community for the enjoyment of both local residents and persons throughout the Los Angeles region.
- Preserving existing open space resources and developing new open space resources, by encouraging the retention of passive and visual open space which provides a balance to urban development.
- Encouraging continuing efforts to acquire vacant land for publicly-owned open space.
- Encouraging preservation of equestrian-oriented land uses.
- Recognizing the desire to preserve undeveloped hillside and mountainous terrain, utilizing the cluster concept, to the extent feasible, for new residential development in hillside areas in order to use the natural terrain to the best advantage and minimize the amount of grading.

Valley Circle Boulevard Scenic Corridor (Scenic Highways). The Chatsworth-Porter Ranch and Canoga Park-Winnetka-Woodland Hills-West Hills Community plans identify Valley Circle Boulevard from Roscoe Boulevard to Plummer Street as a scenic highway (Los Angeles Municipal Code Section 17.05 T).

The proposed project would convert the site's prominently visible scenic hillsides to a residential setting. The loss of open space, change in topography from rugged hillsides and oak-covered grassland, to a graded residential tract, and addition of artificial light sources would result in significant adverse impacts. Analysis was provided in the Draft Environmental Impact Report to assess aesthetic impacts of development (DEIR), pgs. 4-157 thru 4-168).

Visual Impact and Land Use Issues. Following the public hearing, at the request of the hearing examiner, supplemental viewshed and land use analysis was prepared, specifically addressing potential impacts to the Valley Circle Boulevard Scenic Corridor associated with the proposed development of Area 8 and Area 9 (dated January 19, 2000, attached to the administrative file CPC 99-0206 ZC/GPA/AN).

Within Area 8, the line-of-sight analysis shows a potential for interrupted views to the prominent ridgelines west of the project site, based on the proposed lot configuration and future development on Lots 1, 2, 129 through 134, and 139, as shown for proposed Tentative Tract 52866. The analysis also indicates that the development on these lots will be visible from Valley Circle Boulevard. The recommended Development Standards would reduce these visual impacts by imposing larger lot areas, increased setbacks, reduced building heights and restricted use on these designated lots, thus allowing visual access ("view corridors") while maintaining a visual character that is contiguous with the existing residential development in the area. The Development Standards designate single-story homes only for these lots, with a ridge elevation not to exceed 26' above the pad elevations. This design facilitates unobstructed views of the prominent ridges and vista points within the project.

That the Development Agreement incorporates Development Standards which specifically address the visual and aesthetic character of the entire site, including those portions within the Valley Circle Boulevard scenic corridor, through implementation of design and development standards. These standards will assure compliance with the Valley Circle Boulevard-Plummer Street Scenic Corridor plan (LAMC Section 17.05 T) and reduce unavoidable significant adverse visual and aesthetic impacts resulting from the proposed development.

The site is located in the Flood Plain Management Specific Plan area (special/flood hazard area/hillside area/mud prone area).

The project conforms with both the specific provisions and the intent of the Flood Plain Management Specific Plan (Section 5.B.4 of Ordinance 154,405)

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

- (c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.
- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The site is not level and is located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

The Department of Building and Safety, Grading Division, has tentatively approved the tract map subject to control of on-site drainage in a manner acceptable to that Department and subject to compliance of conditions issued by the Grading Division.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, risk of upset are concerned.

The Final Environmental Impact Report (FEIR) No. 98-0227(MPR) (SUB)(DA)(ANNEX) provides measures to mitigate adverse impacts on wildlife or their habitat. To further address mitigation, over 214 acres (up t 270 acres) will be dedicated as permanent open space through an agreement with the Mountain Recreation and Conservation Authority.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

- a. In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours,

configuration of the parcel(s) to be subdivided and other design and improvement requirements.

- b. Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
- c. The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
- d. The topography of the site has been considered in the maximization of passive heating or cooling opportunities.
- e. In addition, prior to obtaining a building permit, the subdivider considered building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tract No. 52866.


EMILY GABEL-LUDDY
Deputy Advisory Agency

EGL:oss

Attachments: Development Standards - CPC Case No. 99-0218(DA)
Development Standards Map - View Corridors
Development Standards Map - Valley Circle Improvements
[Full size copies are in tract files]

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid in Room 300, Counter 17 & 18, 201 North Figueroa Street prior to expiration of the above 10-day time limit. Such appeal must be submitted in triplicate on Form CP-7769.

If you have any questions, please call Subdivision staff at (213) 580-5535.