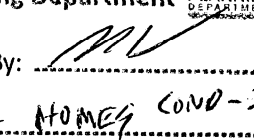


PREPARED FOR:
TOLL BROTHERS INC.
725 TOWN & COUNTRY RD, SUITE 500
ORANGE, CA 92668
(714) 347-1900, FAX (714) 835-9685

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, CA
PLANNING • ENGINEERING • SURVEYING
Three Peoples • Irvine, CA 92618 • PH (949) 953-8712 • FX (949) 953-8759

LEGEND:

 MODEL SITE/SALES OFFICE

PLANS APPROVED
City of Los Angeles
City Planning Department
Date: 11/14/20 By: 
Comments: MODEL NAME: Colub-32
VTF-50500-SF

**PORTER RANCH
TRACT 50506
MODEL SITE EXHIBIT**

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ

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MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

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DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Determination Date: 09/09/2020

Appeal Period End Date 09/19/2020

Frank Su (O/A)
Porter Ranch Development Company
11280 Corbin Avenue
Porter Ranch, CA 91326

Quinn Aguero (R)
Hunsaker & Associates
3 Hughes
Irvine, CA 92618

RE: Vesting Tentative Tract Map No. 50506-SF-M3
Address: 20900 W. Sesnon Boulevard
Community Plan: Chatsworth – Porter Ranch
Zone: [T]RE-1, [T]RE20-1, OS-1XL
Council District: 12 - Lee
CEQA No.: EIR 88-0026(SP)(ZC)(GPA), as
updated by addendums dated April 2000,
September 2000, October 2006, August 2016

In accordance with provisions of Section 17.03 and 17.11 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved the **MODIFICATION** of Vesting Tentative Tract Map No. 50506, located at 20900 Sesnon Boulevard west of Mason Avenue for a maximum 65-lot single-family development with two common area lots for open space/landscaping and a water quality basin as shown on revised map stamp-dated January 17, 2020 in the Chatsworth-Porter Ranch Community Plan. This unit density is based on the RE-1 and RE20-1 Zones. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, 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.) The Advisory Agency's approval is subject to the following modified conditions:

Modify Condition No. 15.k to read as follows:

- 15.k Where not in conflict with the above, the recommendations contained in the geotechnical report dated May 7, 1991, by the consulting geologist, George R. Larson (CEG 161) and geotechnical engineer, William A. Ciridon (GE 217) of GeoSoils, Inc., and in the addendum geotechnical reports dated April 30, 2015 by EG Lab Inc., October 2, 2015 by LGC Valley, Inc., and October 24, 2019 by LGC Valley Inc., shall be implemented.

Replace Condition No. 16 to read as follows per the Department of Building & Safety Geology and Soils Report Approval Letter dated November 25, 2019:

16. That prior to the issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated October 20, 2015, Log No. 89940-01 and Inter-Departmental Letter dated November 25, 2019, Log No. 109313-01, attached to the case file for Tract No. 50506-M3. That Satisfactory arrangements shall also be made with the Department of Building and Safety with respect to grading in conformance with the Grading Ordinance of the Los Angeles Building Code prior to the recordation of the final map to assure that:

Modify Condition No. 16.e to read as follows:

- 16.e All recommendations of the Geologic and Soil Engineering Reports, dated May 7, 1991, November 6, 1992, April 13, 2015, October 2, 2015, and November 25, 2019 shall be incorporated into the plans.

Replace Condition 17.C1-3 and add 17.C.4 to read as follows per the Los Angeles Department of Transportation (DOT) Memo dated March 19, 2020:

- 17.C.1. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
- 17.C.2. A two-way driveway width of W=30 feet is required for all driveways and W=16 feet is required for one-way driveways, or to the satisfaction of DOT.
- 17.C.3. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
- 17.C.4. The subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

Add to Condition 53 to read as follows per Los Angeles Fire Department (LAFD) Memo dated March 23, 2020:

- 53.1. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
- 53.2. Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
- a. Boxed-in eaves.
 - b. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.

- c. Non-wood siding.
 - d. Exposed wooden members shall be two inches nominal thickness.
 - e. Noncombustible finishes.
- 53.3. Irrigated and managed greenbelts around the perimeter of all structures for a distance of 200' feet shall be considered as a buffer between the brush and the proposed project.
- 53.4. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the contact Brush Clearance Unit 6262 Van Nuys Blvd., Room 451, Van Nuys 91401 (800) 994-4444.
- 53.5. All structures shall have noncombustible roofs. (Non-wood)
- 53.6. The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision to the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.
- 53.7. For any new construction of, or addition to, a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20 foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, no building permit or grading permit shall be issued unless the construction or addition meets the requirements of this Subdivision or has been approved pursuant to Section 12.24 X 21.
- 53.8. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- 53.9. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- 53.10. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- 53.11. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

Fire Lane Requirements:

- 1) 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.
- 2) The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- 3) 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.
- 4) Submit plot plans indicating access road and turning area for Fire Department approval.
- 5) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- 6) Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- 7) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- 8) All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
- 9) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

- 53.12. 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 plan.
- 53.13. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- 53.14. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- 53.15. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

- 53.16. Modification of Access Gate Equipment and Facilities. There shall be no modification of any vehicular access gate equipment or facilities installed by Declarant in the Properties, including without limitation modification or changes in hardware and/or method of operation without the written approval of the Los Angeles Fire Department. The provision of this shall be specifically enforceable by the City and Fire Department. Requests for any modifications shall be made to the Hydrants and Access Unit, Los Angeles Fire Department.
- 53.17. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- 53.18. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- 59.19. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- 53.20. Standard cut-corners will be used on all turns.
- 53.21. Private roadways for general access use shall have a minimum width of 20 feet.
- 53.22. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- 53.23. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
- 53.24. The 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.

Add Condition to 54 to read as follows per LADBS – Zoning Division Memo dated March 23, 2020:

- 54.a. Include in the Final Map all the lots that are part of this subdivision and label portion of existing lots not within the Tentative Tract map as Remainder Lots.
- 54.b. Subarea B requires a minimum 80 ft. wide lot width. Revise the map and provide a plot plan drawn to scale that accurately dimensions a minimum 80 ft. wide lot width (as defined in Section 12.03 of the Zoning Code) for the Lots 15, 19, 24, 25, 46, 47, and 66.
- 54.c. Clearly show the lot line and lot boundary of Proposed Parcels 27 and 66.
- 54.d. Provide and label a 20 ft. street frontage (to the private street) and 20 ft. wide access strip for each of these lots: 24, 25, 26, 28, 29, and 66.

FINDINGS OF FACT (CEQA Finding)

Vesting Tentative Tract Map No. 50506 was approved by the Deputy Advisory Agency on February 11, 1994. While the original determination listed the case number as TT-50506, both the map and letter of determination describe the map as a Vesting Tentative Tract, and the case number for the original case and its child cases have since been updated to reflect a VTT prefix. Said approval included conditions that dealt with the subdivision of a 76-lot subdivision. The previously-approved modification (VTT-50506-SF-M1) was redesigned to reduce the overall number of lots from 76 to 65 plus two common area lots for open space and a water quality basin. The present request is a subsequent modification that deals primarily with revisions to grading, namely revisions to the westerly edge due to soils conditions and to the easterly edge to incorporate retaining walls. Other grading modifications include modifications to the water quality basin sizing (in response Bureau of Sanitation comments) and the addition of a maintenance road for access to the storm drain outlet (as requested by the Bureau of Engineering). Overall, the grading envelope is reduced by approximately .66 acres. Other project modifications include the reduction of impacts to oak trees from 114 trees to 27 trees and a revision to the sewer pump station layout.

The applicant is proposing the development of 65 single-family dwellings, which is unchanged from the previous modification and is a reduction from the original approval under CPC-2006-8999-GPA-ZC-SPP-DA and analyzed in EIR No. 88-0026(SP)(ZC)(PA). Lots 66 and 67 are proposed for open space/landscaping and a water quality basin. The Advisory Agency previously determined under VTT-50506-SF-M1 that allowing for the re-merger and subdivision of approved lots would not create a conflict with the intent and spirit of the Porter Ranch Land Use/Transportation Specific Plan (insert Ordinance No.), the Chatsworth-Porter Ranch Community Plan and the City's General Plan; this action adopts and incorporates those previous findings by reference.

There are no new CEQA or Subdivision Map Act impacts to be analyzed because the impacts previously analyzed in EIR No. 88-0026, EIR No. 88-0026(SP)(ZC)(PA) issued mitigation measures that address the potential impacts of the proposed project. The current request to modify the grant clause and various conditions of approval to reflect the revised project will not create any new substantial impacts that were not already addressed in the adopted Environmental Impact Report-EIR No. 88-0026.

Pursuant to Section 15164 of the State California Environmental Quality Act (CEQA) Guidelines, the Department of City Planning has issued an addendum to the previously issued EIR No. 88-0026(SP)(ZC)(PA) which was adopted by the Los Angeles City Council on November 21, 2000 and on March 28, 2001 in Council File No. 99-0892-S3, in connection with its approval of amendments to the Chatsworth-Porter Ranch Community Plan and the Porter Ranch Land Use/Transportation Specific Plan.

On November 12, 2002, the Department of City Planning certified that EIR No. 88-0026-(SP)(ZC)(PA), including supplemental and addendum reports had been completed in conformance with CEQA and City CEQA guidelines. In addition, the Deputy Advisory Agency concurred with the determination made by the Department of City Planning's Environmental Review Section in April 2000 that EIR No. 88-0026 and its addendum was adequate to be used as the environmental clearance for the development activities proposed under the Specific Plan. Environmental impacts from VTT-50506-SF are within the scope of the project covered by EIR No. 88-0026 and pursuant to Section 15162 of the State CEQA Guidelines, no new effects would occur.

In October of 2006 an addendum to EIR No. 88-0026(SP)(ZC)(PA) was issued permitting up to 2,437 single-family dwellings in the Single Family Area, 1,400 multi-family dwellings in the Community Center Area, and 2,927,000 square feet of commercial space (non-residential floor area) in the Community Center Area which may be converted to residential dwelling units located in the Community Center Area, based on the trip equivalency formula and a maximum cap on the A.M. and P.M. peak hour and trips generated.

On August 16, 2016 an addendum to EIR No. 88-0026(SP)(ZC)(PA) [Porter Ranch Land Use/Transportation Specific Plan] was issued permitting a commercial development known as "the Villages" for a portion of Subarea II of the Community Center, comprised of a 345,295 square-foot commercial development with a master signage program and a master conditional use permit for on- and off-site sales of alcoholic beverages.

On January 17, 2020, the applicant filed VTT-50506-SF-M3, requesting a subsequent modification to the approval of the original tract, which approved 76 units, to a 65-lot subdivision to permit the construction of 65 single-family dwellings and two open space lots, with revisions to the map as described above, primarily in relation to the project's grading plan. The proposed modification is below the density analyzed and approved per EIR No. 88-0026(SP)(ZC)(PA), and represents a further reduction in the project's scope from the prior modification.

The Department of City Planning considers this modification request to be technical in change to the original EIR for the project. The tract modification with proposed project revisions does not create any new substantial impacts beyond what has been previously analyzed in the original environmental clearance-EIR No. 88-0026(SP)(ZC)(PA) and does not represent any increase to the originally proposed project, as defined by the California Environmental Quality Act (CEQA Guidelines). Therefore, pursuant to section 15073.5 of the CEQA Guidelines, recirculation of the EIR is not required.

REVISED FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 50506-SF, 50506-SF-M1, and 50506-SF-M3, 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 WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Chatsworth-Porter Ranch Community Plan designates the subject property for Very Low II Residential land use with the corresponding zones of RE11 and RE15 and designated as a hillside property. The property contains approximately 76.63 net acres and is presently zoned [T]RE-1, [T]RE20-1 and OS-1XL. The site is also located within the Porter Ranch Land Use/Transportation Specific Plan and is conditioned to comply with said specific plan. The project was approved under a revised 2008 Amended and Restated Development Agreement dated October 7, 2008. The proposed development of 65 single-family residential lots, two common area lots (open space and water quality), is allowable under the current adopted zone and the land use designation.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of

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

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

The site has frontages on the proposed Sesnon Boulevard extension to the north. Mason Avenue and Sesnon Boulevard are designated Avenue II. The Bureau of Engineering is requiring street easements in accordance with Private Street standards per the previously approved and unmodified conditions of approval.

This project is subject to the Porter Ranch Land Use/Transportation Specific Plan requirements. The proposed project will provide two-car garages for each lot in conformance with the LAMC and the Deputy Advisory Agency's parking policy for single family residential projects in non-parking congested areas. As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

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

The surrounding properties and neighborhood are predominantly single-family residential or open space. Adjoining properties to the north, east, and west are zoned [T]RE-1 and OS-1XL and are developed with single-family dwellings and open space. Adjoining properties to the south are zoned OS 1-XL and are improved with open space (Browns Creek Park). The development of this tract is an infill of an otherwise single-family neighborhood.

The project site is approximately 937,052 net square feet in size and is located to the southwest of the intersection of Mason Avenue and Sesnon Boulevard in the Porter Ranch neighborhood of Los Angeles. The site is currently vacant. The proposed project is consistent with the density and lot area requirements of the RE-1 and RE20-1 Zones and the Porter Ranch Land Use/Transportation Specific Plan. Therefore, the site is physically suitable for the proposed 65 family dwellings.

The site is within a Very High Fire Severity Zone, grazing land, a liquefaction zone, a landslide area, a High Wind Velocity Area, and a BOE Special Grading Area. The site is not located within a Methane Zone, a tsunami-inundation zone, or a flood prone area. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flooding.

According to the Geology and Soils Approval Letters (Lot No. 89940-01 and 109313-01), a segment of the Devonshire Fault traverses the southern portion of the tract and the consultant has delineated setback zones of 50 feet from the northernmost and southernmost strands of the faulting encountered. The tract map has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Therefore, the site will be physically suitable for the proposed type of development.

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

The proposed project site is located in the area north of the Simi Valley Freeway (SR-118). Adjacent land uses include vacant land to the north of the OS-1XL and [T]RE-1 Zones, under construction single-family subdivision and open space to the east in the [T]RE-1 and OS-1XL Zones, Browns Creek Canyon Park to the south in the OS-1XL Zone, and open space and unincorporated land to the west in the OS-1XL Zone. The site is located within Subarea B of the Porter Ranch Land Use/Transportation Specific Plan which has a base permitted density of 74 dwelling units. The applicant is proposing 65 dwelling units.

The proposed project will connect to the under-construction subdivision to the north and east (TT-50507-M1). The proposed project will comply with all LAMC and Porter Ranch Land Use/Transportation Porter Ranch Specific Plan requirements for parking, yards, and open space. As conditioned the proposed tract map is physically suitable for the proposed density of the development.

- (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 City Council adopted EIR 88-0026(SP)(ZC)(PA) on July 10, 1990 for the Porter Ranch Specific Plan and subsequent addendums have been issued in April and September 2000, and October 2006. The original Advisory Agency decision adopted the EIR and its subsequent addendums have been adopted in conjunction with the Specific Plan amendments. The scope of the projects that were analyzed and certified in the Full EIR are reflected and incorporated as development requirements and restrictions in the Porter Ranch Land Use/Transportation Specific Plan, which was last amended on January 14, 2019 by Ordinance Number 185,903. The proposed tract modification will not generate any impact that has not been already identified and address in the EIR 88-0026(SP)(ZC)(PA) and its addendums. All proposed modifications fall within the scope of the analyses, mitigations, and findings of less than significance in the Full EIR.

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

There appears 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 has been upgraded to meet statewide ocean discharge standards.

The Bureau of Engineering has previously reported in relation to the prior modification 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.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to the 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)

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.

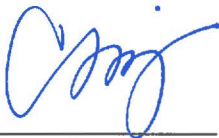
Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed. The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities. In addition, prior to obtaining a building permit, the subdivider shall consider 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 Vesting Tentative Tract Map No. 50506-SF-M3.

All other conditions and findings of Vesting Tentative Tract No. 50506 shall remain as originally written.

VINCENT P. BERTONI, AICP
Advisory Agency



CLAUDIA RODRIGUEZ
Deputy Advisory Agency

CR:aj

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 or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

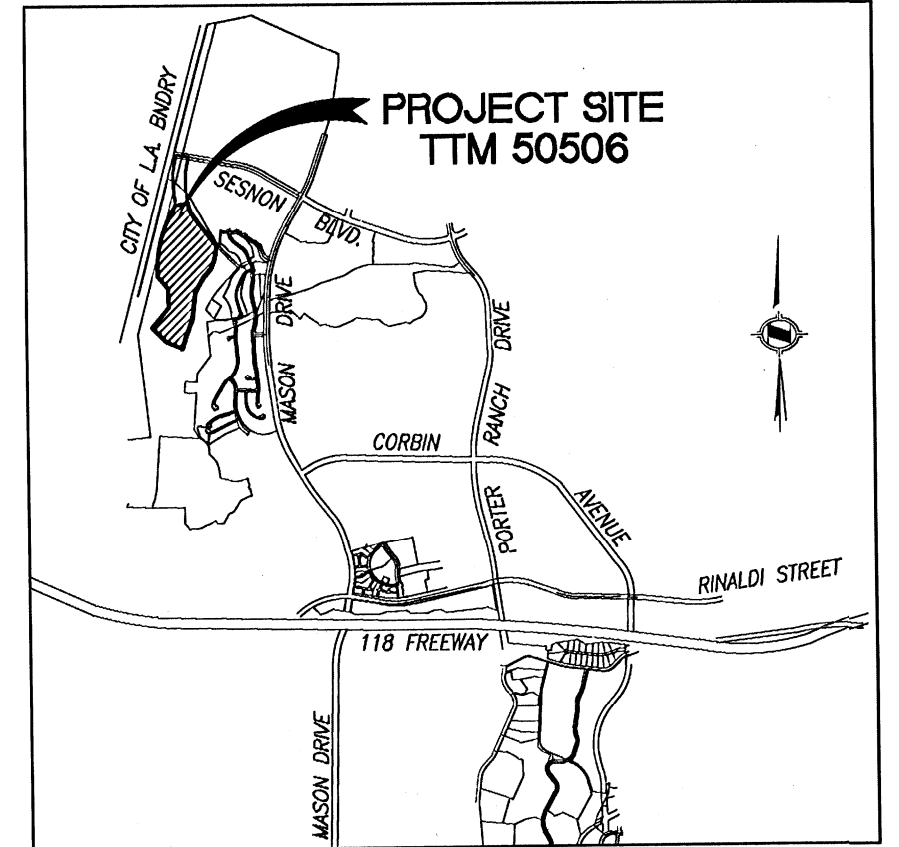
Figueroa Plaza
201 North Figueroa
Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service
Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Services
Center 1828 Sawtelle
Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2912

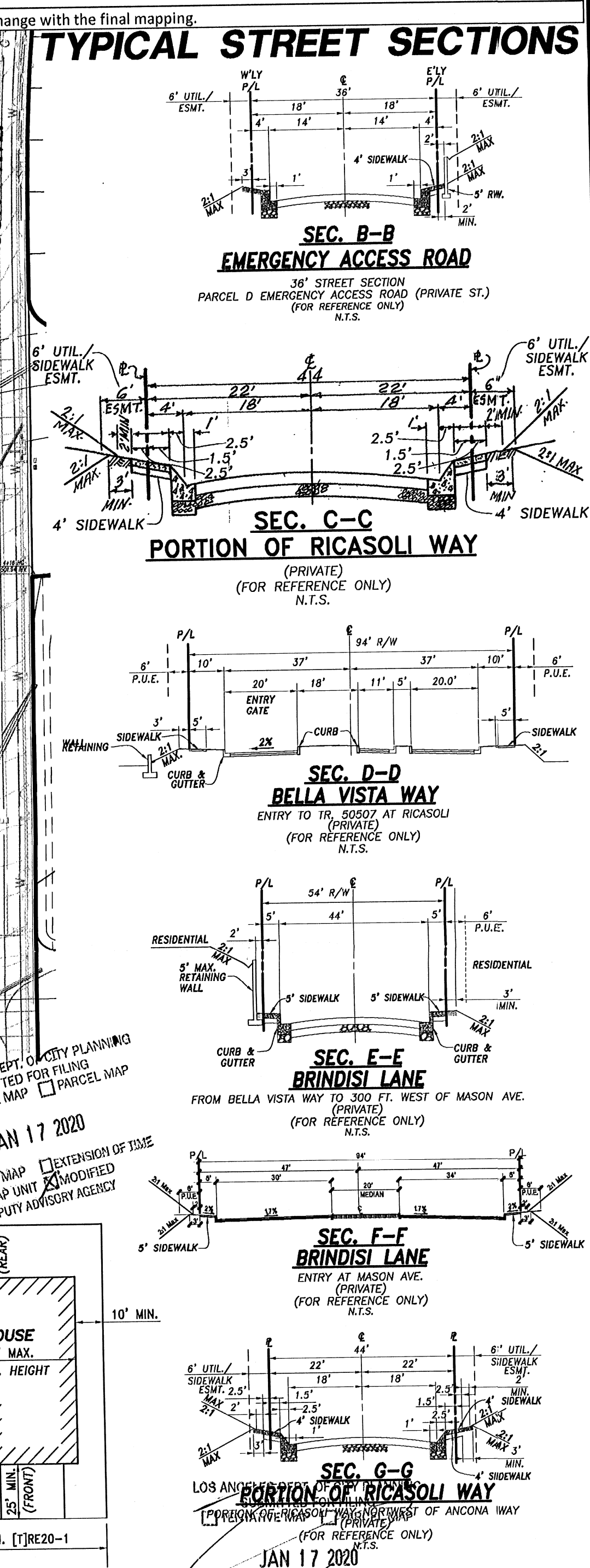
Forms are also available on-line at <http://cityplanning.lacity.org>

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.




- # VICINITY MAP
- NOT TO SCALE
1. APN: 0201-0023
2. APN: 0201-0029, 0201-0047, 2701-002-078 and 2701-002-083
3. Property Address: 20900 Season Boulevard
4. Legal Description: A portion of Section 5 of the 14th P.M.S. of Rancho Conejo, Santa Barbara County, California, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book of Pages 005 and 006 of Records, in the Office of the County Recorder of said County.
5. General Plan: Porter Ranch Land Use/Transportation Specific Plan, Subarea B Ordinance No. 166068, 173872, 175710, 175641 and 166083
6. Existing Zoning: R1
7. Existing Land Use: Vacant
8. Proposed Land Use: Single-Family Residential
9. R1: Gross Area: 10.0 Acres
10. Total Net Area: 40.2 AC.
11. Total Lots: 65 Residential Lots, 2 Common Area Lots and 2 Parcel Use Lots
12. Approximate Earthwork Quantities: Cut = 1,693,000 CYS to 1,000 CYS; Fill = 837,400 CYS to 100 CYS to export to Vesting TIM 50507
13. All interior streets to be private and improvements will be the responsibility of the City of Los Angeles Bureau of Engineering Design Standards
14. Public sewer system to be designed per City of Los Angeles standards and connect to future system in Season Boulevard
15. All storm drain lines shown are preliminary, final storm drain lines will be used once the final map recordation is complete
16. Project site is located in a hillside area
17. School District: City of Los Angeles Unified School District
18. Fire Department: Department of Water and Power, City of Los Angeles
19. Water Service: Department of Water and Power, City of Los Angeles
20. Sewer Service: City of Los Angeles
21. Cables: Spectrum
22. Service: Southern California Gas Company
23. Telephone: Verizon
24. All improvements will comply with the Standards of the City of Los Angeles applicable at the time of approval.
25. Multiple final maps may be recorded from this vesting legal description to the City of Los Angeles, State of California Government Code (Subdivision Map Act), as amended January, 2013.
26. There are twenty-seven (27) protected trees that are located on the four (4) corners in diameter and one (1) protected tree that is (4) inch or smaller than (4) inch diameter in the tract area to be removed for grading.
27. The proposed basins are designed to comply with the State of California Department of Water Resources (DWR) (D-66) the basins are not designed for infiltration of water into the subsurface soils and will be sealed from infiltration.
28. Zone Boundary Adjustment Number: DIR--2015-2619--2BA was approved 4/8/16 to adjust zone boundaries between the [T]R-20-1 and OS--1X1, along the westerly tract boundary.

<



PREPARED UNDER THE DIRECTION OF:

 1/16/2020

JONATHAN H. PETKE
P.E. 67585

DATE


1	12/03/14	REVISED LOT LAYOUT				
2	04/08/19	REVISED LOTS #39-#45, NOTES 12, 26, 27, LOT SUMMARY TABLE AND ADDED RETAINING WALLS HEIGHT.			DRAWN BY:	WT
					DESIGNED BY:	WT
					CHECKED BY:	JP
NO.	DATE	REVISIONS		APPROVED	CHECKED BY:	JP

PREPARED FOR:

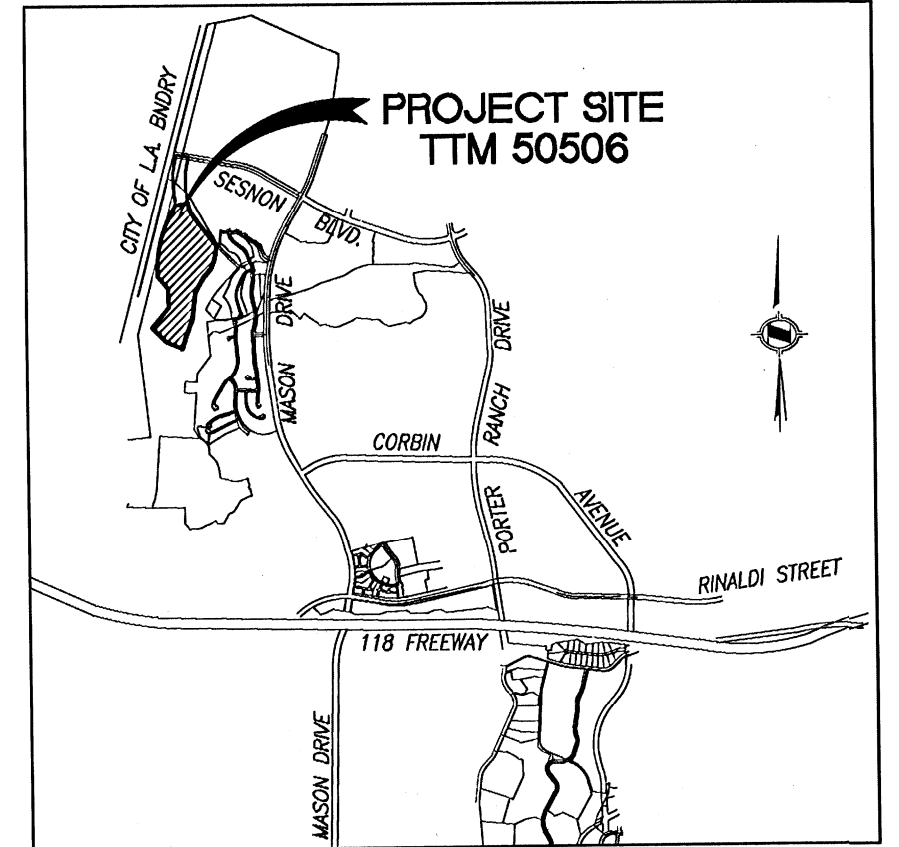
**PORTER RANCH
DEVELOPMENT
COMPANY**

11280 CORBIN AVENUE
NORTHRIDGE, CA 91326
PH (818)366-1132 FAX (818)366-1376

PREPARED BY:

 **HUNSAKER & ASSOCIATES**
I R V I N E , I N C .
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

<p>REVISED</p> <p>VESTING TENTATIVE TRACT NO. 50506-M1</p> <p>PORTER RANCH</p> <p>FOR SUBDIVISION PURPOSES</p>	<input type="checkbox"/> REVISED MAP <input type="checkbox"/> REVISED MAP AND DEED <input type="checkbox"/> REVISED MAP AND DEED	<input type="checkbox"/> LACK OF TIME <input type="checkbox"/> LACK OF TIME <input type="checkbox"/> LACK OF TIME	<p>SHEET</p> <p>1</p> <p>OF</p> <p>1</p>
	<p>DEPUTY ADVISORY AGENCY</p>		
<p>F:\0583\Planning\SA_TTM_50506\TTM\583P-TTM-50506-M1.D</p> <p>1/16/20</p>			



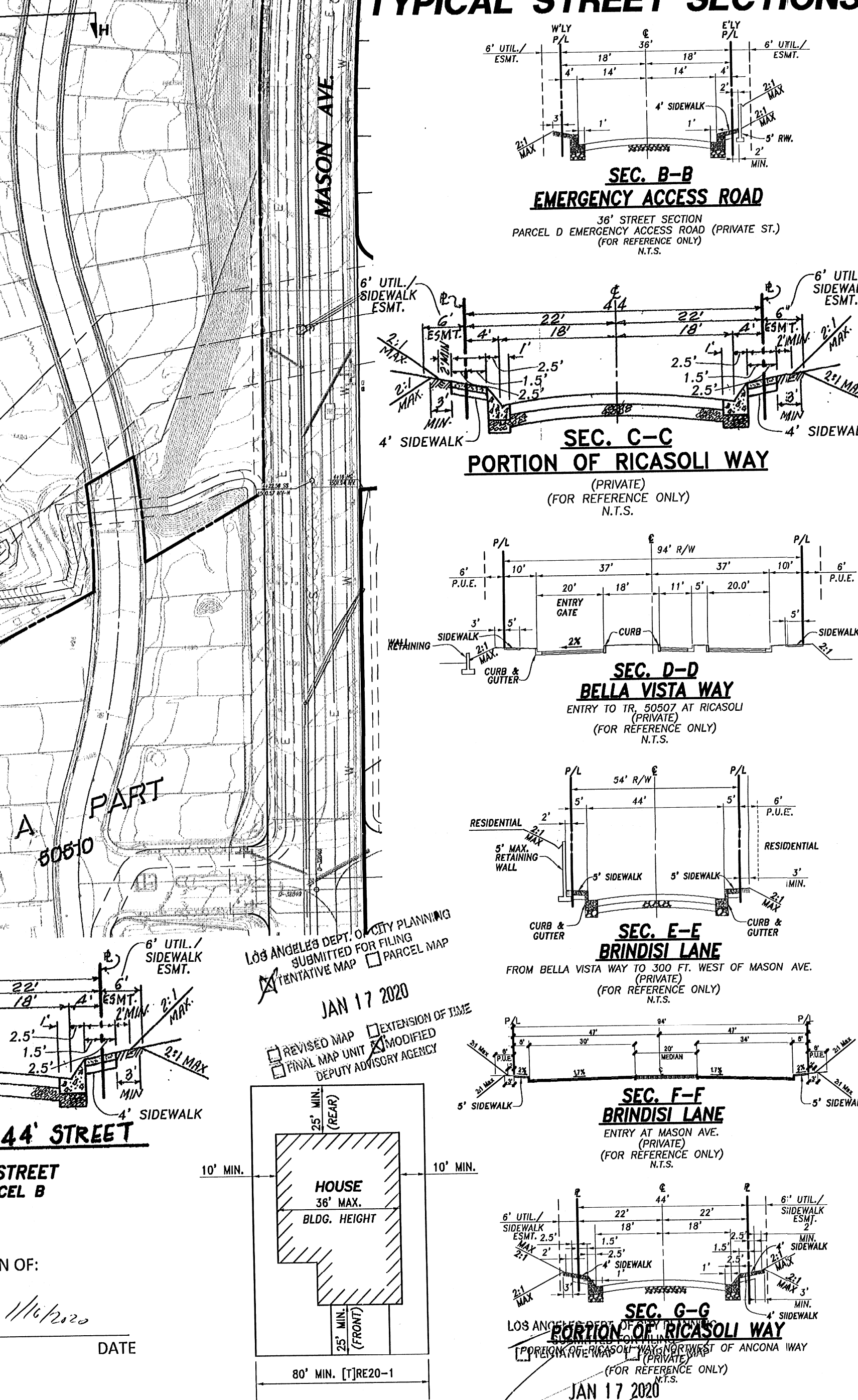
- VICINITY MAP**
NOT TO SCALE
- APN: 2701-001-029, 2701-001-047, 2701-002-078 and 2701-002-053
 - Property Address: 20900 Sesnon Boulevard
 - Legal Description: A portion of Section 5 and 6, T2N, R16 W, in the Rancho Ex-Mission De San Fernando, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 1, Pages 605 and 606, of Patents, in the Office of the County Recorder of said County.
 - General Plan Land Use: Low I Residential
 - Specific Plan: Porter Ranch Land Use/Transportation Specific Plan, Subarea B Ordinance No. 166068, 173872, 175070, 175647 and 180083
 - Existing Zoning: TTR20-1
 - Existing Land Use: Vacant
 - Proposed Land Use: Single-Family Residential
 - Total Gross Area: 40.2 Ac.
 - Total Net Area: 40.2 Ac.
 - Total Lots: 65 Residential Lots, 2 Common Area Lots and 2 Parcels for private streets
 - Approximate Earthwork Quantities: Cut - 1,693,000 C.YS., Fill - 855,600 C.YS., 837,400 C.YS. to be exported to Vesting TTM 50507
 - All interior streets to be private and improvements will be in accordance with the City of Los Angeles Bureau of Engineering Design Standards
 - Public sewer system to be designed per City of Los Angeles standards and connect to future system in Sesnon Boulevard
 - All storm drain lines shown are preliminary, final storm drain lines will be prepared prior to final map recordation
 - Project site is located in a hillside area
 - School District: City of Los Angeles Unified School District
 - Electric: Department of Water and Power, City of Los Angeles
 - Water Service: Department of Water and Power, City of Los Angeles
 - Sewer Service: City of Los Angeles
 - Cable: Spectrum
 - Gas: Southern California Gas Company
 - Telephone: Verizon
 - All improvements will comply with the Standards of the City of Los Angeles applicable at the time of approval.
 - Multiple final maps may be recorded from this vesting tentative tract map per section 64561 of the State of California Government Code (Subdivision Map Act), as amended January, 2013.
 - There are twenty-seven (27) protected trees that are larger than four (4) inches in diameter and one (1) protected tree that is (4) inch or smaller than (4) inch in diameter in the tract area to be removed for grading.
 - Tract development to include two water quality basins (lot 66). The basins are not designed for infiltration of water into the subsurface soils and will be sealed from infiltration.
 - Zone Boundary Adjustment Number DTR-2015-2619-ZBA was approved 4/8/16 to adjust zone boundaries between the TTR20-1 and OS-1X, along the westerly tract boundary.

LOT SUMMARY

Residential Lots										Non-Residential Lots									
Lot No.	Gross Lot, S.F.	House Pad, S.F.	Equestrian Pad, S.F.	Net Residential Pad, S.F.	Width at Lot Midpoint, FT.	Lot No.	Gross Lot, S.F.	House Pad, S.F.	Equestrian Pad, S.F.	Net Residential Pad, S.F.	Width at Lot Midpoint, FT.	Lot No.	Gross Lot, S.F.	House Pad, S.F.	Equestrian Pad, S.F.	Net Residential Pad, S.F.	Width at Lot Midpoint, FT.	Lot No.	Gross Lot, S.F.
1	29,406	10,558	3,501	14,059	107	34	21,976	9,835	2,028	11,663	109	66	97,822 S.F. (2.2 AC)				202	67	88,029 S.F. (2.0 AC)
2	20,017	9,108	2,044	11,152	80	35	30,371	13,328	2,946	16,274	170	Parcel A (A Street)	86,975 S.F. (2.0 AC)				N/A	Parcel B (B Street)	53,628 S.F. (1.2 AC)
3	20,448	9,150	2,005	11,155	81	36	23,834	9,119	2,055	11,174	112								
4	20,426	9,045	2,007	11,052	81	37	22,757	9,037	2,561	11,598	95								
5	21,843	10,040	2,001	12,041	87	38	24,788	9,446	2,463	11,909	90								
6	20,568	9,730	2,001	11,731	82	39	25,302	10,457	2,973	13,430	85								
7	20,479	9,103	2,033	11,136	82	40	25,528	9,083	2,287	11,370	87								
8	21,810	9,190	2,003	11,193	87	41	25,259	9,303	2,001	11,304	87								
9	20,409	9,001	2,133	11,134	82	42	21,741	9,032	2,263	11,295	81								
10	21,728	10,271	2,020	12,291	87	43	20,134	9,062	2,067	11,129	84								
11	20,440	11,335	2,003	13,338	81	44	20,060	9,307	2,118	11,425	92								
12	21,783	12,019	2,734	14,753	85	45	20,093	13,435	2,240	15,675	125								
13	20,493	11,065	3,288	14,354	81	46	20,073	12,936	2,302	15,238	81								
14	21,865	11,609	2,395	14,004	85	47	20,015	13,724	2,453	16,177	83								
15	20,853	9,548	2,001	11,549	80	48	21,971	13,245	3,705	16,950	88								
16	21,056	10,287	2,076	12,363	86	49	20,454	12,414	2,726	15,140	83								
17	20,329	11,111	2,783	13,894	82	50	20,028	11,893	2,448	14,341	90								
18	26,825	11,911	4,367	16,778	91	51	20,010	10,653	2,756	13,409	103								
19	24,956	10,989	3,240	14,229	91	52	20,035	10,049	2,946	12,995	114								
20	20,064	13,374	3,900	17,174	83	53	20,050	11,198	2,254	13,452	128								
21	20,063	13,413	3,613	17,026	88	54	20,020	10,689	2,010	12,699	147								
22	20,222	12,757	4,119	16,876	85	55	21,100	12,096	2,004	14,100	110								
23	23,339	13,243	6,358	19,601	82	56	20,005	10,613	2,601	13,214	96								
24	27,018	12,114	2,019	14,133	111	57	20,021	11,085	2,093	13,178	130								
25	40,062	18,042	2,016	20,058	146	58	20,042	12,483	2,234	14,717	130								
26	21,280	14,583	3,576	18,159	90	59	20,013	13,081	2,677	15,758	116								
27	21,721	14,171	2,296	16,467	100	60	20,004	13,224	2,652	15,876	109								
28	19,881	14,374	2,999	17,373	80	61	20,002	13,071	2,190	15,261	106								
29	30,999	13,398	2,214	15,612	95	62	20,001	12,720	2,720	15,440	108								
30	20,142	13,459	4,265	17,724	94	63	20,010	13,494	3,052	16,546	103								
31	20,242	13,227	2,236	15,463	98	64	20,016	13,583	2,487	16,070	93								
32	20,101	13,101	2,093	15,194	101	65	20,091	13,439	2,342	15,781	87								
33	20,120	12,161	2,419	14,580	106	TOTAL	1,426,792			921,834	N/A								

Non-Residential Lots			
Lot No.	Area	Width at Lot Midpoint, FT.	
66	97,822 S.F. (2.2 AC)	202	
67	88,029 S.F. (2.0 AC)	109	
Parcel A (A Street)	86,975 S.F. (2.0 AC)	N/A	
Parcel B (B Street)	53,628 S.F. (1.2 AC)	N/A	

Note: Lot areas are approximate and subject to change with the final mapping.



1 12/03/14 REVISED LOT LAYOUT		DRAWN BY: WT	DESIGNED BY: WT	CHECKED BY: JP	APPROVED	NO.	DATE	REVISIONS							
2 04/08/19 REVISED LOTS #39-#45, NOTES 12, 26, 27, LOT SUMMARY TABLE AND ADDED RETAINING WALLS HEIGHT.															
PREPARED FOR: PORTER RANCH DEVELOPMENT COMPANY 11280 CORBIN AVENUE NORTHridge, CA 91328 PH: (818)368-1132 FAX: (818)368-1376															
PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759															
REVISED VESTING TENTATIVE TRACT NO. 50506-M1 PORTER RANCH FOR SUBDIVISION PURPOSES															
SHEET 1 OF 1															

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

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**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

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DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Mailing Date: March 16, 2020

Property Owner/Applicant

Frank Su
Division Vice President
Toll Brothers, Inc
11280 Corbin Ave
Porter Ranch CA 91326

Project Contact

Quinn Aguero
HUNSAKER & ASSOCIATES
IRVINE, INC.
3 Hughes
Irvine, CA 92618

Case Number:

CEQA:

Application Type:

Project Location:

Legal Description:

Planning Area:

Zone:

Council District:

TT-50506-SF-M2

EIR-1988-0026-SP-ZC-REC2

Modification to a Tentative Tract Map
20900 Sesnon Boulevard
PT SEC 5 T2N R16W of EX MISSION
DE SAN FERNANDO TRACT
Chatsworth – Porter Ranch
[T]RE-1, [T]RE20-1
12- Lee

TERMINATED

The application for the approval of Case No. **TT-50506-M2** for the property located at 20900 Sesnon Boulevard within the Chatsworth – Porter Ranch Community Plan Area was filed with the Department of City Planning on June 6, 2018. On January 17, 2020, the applicant filed case number TT-50506-M3, which supersedes this case.

The Director of Planning hereby terminates all proceedings relative to Case No. **TT-50506-SF-M2** and directs that the cases be Terminated and the matter filed. In the event that you wish to pursue this matter in the future, it will be necessary for you to file a new application and pay the required fees. The present termination, however, will not adversely prejudice consideration of your new application.

If you have any questions regarding this matter, please contact Andrew Jorgensen at 818-374-9904 or andrew.jorgensen@lacity.org.

Vincent P. Bertoni, AICP
Director of Planning



Michelle Levy
Senior City Planner

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
CITY PLANNING
221 N. FIGUEROA STREET
LOS ANGELES, CA 90012-2601

CITY PLANNING
COMMISSION

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JORGE JACKSON

MARNA SCHNABEL

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GABRIELE WILLIAMS
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GORDON B. HAMILTON

DEPUTY DIRECTOR

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ROBERT H. SUTTON

DEPUTY DIRECTOR

(213) 580-1167

FAX: (213) 580-1176

INFORMATION

(213) 580-1172

Date: JUL 27 1999

Porter Ranch Development Co.
8383 Wilshire Boulevard, Suite 700
Beverly Hills, CA 90211

Planning Associates, Inc.
4040 Vineland Avenue, Suite 108
Studio City, CA 91604-3350

Re: Tract Nos. 50512, 50511, 50510,
50509, 50508, 50507, 50506
and 50505
Council District No. 12

LETTER OF CORRECTION

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Tract No. 50512, 50511, 50510, 50509, 50508, 50507, 50506 and 50505.

The subdivider's representative has requested that the private streets serving these subdivisions be mapped as separate parcels to be owned by the Homeowners Association, rather than as part of the individual adjoining lots.

After a thorough review of the request and the recommendation of the City Engineer, it was the determination of the Advisory Agency to eliminate:

- Condition 16, Tract 50512
- Condition 18, Tract 50511
- Condition 9, Tract 50510
- Condition 16, Tract 50509
- Condition 16, Tract 50508
- Condition 13, Tract 50507
- Condition 6, Tract 50506
- Condition 9, Tract 50505

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER
201 NORTH FIGUEROA STREET, ROOM 300 - (213) 977-6083
VAN NUYS - 6251 VAN NUYS BLVD., 1ST FLOOR, VAN NUYS 91401 - (818) 756-8596

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Recycle and make from recycled waste



Retain all other conditions currently in effect without any change.

The subdivider is hereby advised that the above action does not extend the time for recording the final tract map.

Sincerely,

Con Howe
Advisory Agency



DARRYL L. FISHER
Deputy Advisory Agency

DLF:DK:oss

a:50512cor

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

CITY PLANNING COMMISSION

MARNA SCHNABEL
PRESIDENT

LES HAMASAKI
VICE-PRESIDENT

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DEPARTMENT OF CITY PLANNING

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LOS ANGELES, CA 90012-4801

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MELANIE S. FALLON
DEPUTY DIRECTOR

ROBERT H. SUTTON
DEPUTY DIRECTOR

(213) 237-1818

FAX (213) 237-0552

DECISION DATE: FEB 11 1994

Porter Ranch Development Co.
8383 Wilshire Boulevard, No. 700
Beverly Hills, CA 90211

E.T.I
14148 Magnolia Boulevard
Sherman Oaks, CA 91423

Re: Vesting Tract No. 50506
Council District: 1
Existing Zone: [T]RE20-1
Community Plan: Chatsworth-
Porter Ranch
EIR No. 88-0026(SP)(ZC)(GPA)
Fish & Game: Not Exempt

CC. In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting* Tentative Tract No. 50506 located at 20900 Sesnon Boulevard west of Mason Avenue for a maximum 76-lot single-family development as shown on map stamp-dated May 21, 1992. 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. The Advisory Agency's approval is subject to the following conditions:

1. That a 50-foot wide strip of land be dedicated for Sesnon Boulevard along the northerly tract boundary to complete a 50-foot wide half street dedication in accordance with Major Highway Standards.
2. That the appropriate final map units of Tentative Tract No. 50507 be recorded prior to the recordation of this tract.
3. That 44-foot wide private street easements be provided including 15-foot radius easement line returns at all intersections and at the intersection with proposed "B" Street shown on Tentative Tract No. 50507 and 39-foot radius easement line cul-de-sac at the southwesterly street terminus all satisfactory to the City Engineer.
4. That variable-width private street easement be provided in the vicinity of proposed Lots 1 and 2 to complete the cul-de-sac satisfactory to the City Engineer.

*NOTE: This action does not constitute vesting of the architectural plans.



5. That sanitary sewer easements be dedicated full-width of the proposed private streets.
6. That the private street easements be made part of the adjoining lots to the satisfaction of the City Engineer.
7. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street areas upon the sale of the respective lots and that they will maintain the private streets free and clear of obstructions and in a safe conditions for vehicular use at all times.
8. That the private streets be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code (Private Street Regulations).
9. That the subdivider deposit a cash sum of money, the amount to be determined by the City Engineer, sufficient to cover the capitalized cost of annual maintenance of any required debris basins. The sum shall be deposited in an interest bearing account, with the interest to be used for permanent maintenance.

The City Engineer shall determine which basins are to be guaranteed for future maintenance by the above methods. Those basins not included under the above maintenance programs shall be maintained by an established homeowner association or the subdivider.

10. That an appropriate amount be paid into either the Mason Avenue-Lassen Street Drainage Facilities Account of the Board of Public Works Trust Fund (\$800-per acre) prior to the recordation of the final map for that portion of the tract map tributary thereto.
11. That Lot 1 of the Tract be restricted by the final map against vehicular access from Sesnon Boulevard.
12. That arrangements be made with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into the Brown's Creek.
13. That an agreement be recorded stating that no building permits will be issued for this tract until public works improvements including streets, sanitary sewers and drainage facilities necessary to serve this tract through the areas of Tract no. 50507 and any other necessary off-site areas have been sufficiently completed in a manner satisfactory to the City Engineer.
14. That the subdivider deposit a cash sum of money, the amount to be determined by the City Engineer, sufficient to cover the capitalized cost of annual maintenance and replacement of the pumping facilities prior to the recordation of the map. The sum shall be deposited in an interest bearing account, with the interest to be used for permanent maintenance.

15. That the following requirements in connection with grading and construction in and adjacent to public rights of way and private streets be complied within a manner satisfactory to the City Engineer:
- a. Cut or fill slopes should be no steeper than 1-1/2 and 2:1, respectively.
 - b. The toes and crests of all cut and fill slopes shall be located on private property and shall be set back 2 and 3 feet, respectively, from the property line.
 - c. Where fill overlies a cut slope, the fill shall be keyed horizontally into bedrock a minimum width of 12 feet or the slope shall be over excavated a minimum of 12 feet and replaced as a compacted fill slope.
 - d. The consulting soils engineer shall provide methods of mitigating the effects of clayey, potentially expansive soil which may underlie public property and private streets. This method must be approved by the City Engineer prior to the approvals of plans.
 - e. All streets shall be founded upon firm, natural materials or properly compacted fill. Any existing loose fill, loose soil, organic, slopewash, or landslide material shall be removed prior to placement or engineered fill.
 - f. Fill material shall be compacted to a minimum of 90 percent relative compaction as defined in the Bureau of Engineering Standard Plan S-610. Fill shall be benched into competent material.
 - g. All slopes shall be planted and a sprinkling system installed as soon as possible after grading to alleviate erosion.
 - h. Slopes which daylight adversely-dipping bedding shall be supported by either a retaining wall or designed buttress fill.
 - i. All landslides and suspected landslide material shall be removed or stabilized.
 - j. Adequate pipe and gravel sub-drain systems approved by the City Engineer shall be placed beneath canyon fills.
 - k. Where not in conflict with the above, the recommendations contained in the geotechnical report dated May 7, 1999, by the consulting geologist, George R. Larson (CEG 161) and geotechnical engineer, William A. Ciridon (GE 217) of GeoSoils, Inc., shall be implemented.
16. That satisfactory arrangements shall be made with the Department of Building and Safety with respect to grading in conformance with the Grading Ordinance of the Los Angeles Building Code prior to the recordation of the final map to assure that:*

- a. Satisfactory arrangements shall be made with the Department of Building and Safety with respect to grading in conformance with the Grading Ordinance of the Los Angeles Building Code prior to the recordation of the final map.
- b. The consulting geologist and the soils engineer shall review and approve the detailed 40 scale grading plans prior to the issuance of the grading permits by the Department. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports.
- c. All graded slopes shall be not steeper than 2:1.
- d. The upper 10 feet of natural slopes adjoining the perimeter of graded pads shall be trimmed no steeper than 2:1.
- e. All recommendations of the Geologic and Soil Engineering Reports, dated May 7, 1991 and November 6, 1992, by GeoSoils, Inc. shall be incorporated into the plans.
- f. All buttress fills and other slope stabilization devices shall be shown on the grading plans as well as all subdrainage devices required.
- g. Grading shall be scheduled for completion prior to the start of the raining season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Department and the Department of Public Works.
- h. Proposed fill over cut slopes shall be overexcavated and replaced with a uniform fill slope.
- i. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above report to the Building Department Plan Checker prior to issuance of the permit.
- j. The project consultants shall provide all necessary inspection during grading to insure against unforeseen hazards and submit a "Monthly Grading Progress Report and Map" for Department approval. The Grading Progress Map shall be at a suitable scale to illustrate the progress of grading inspection and approval accomplished during that reporting period. The map will, therefore, be updated in each successive grading inspection report. A convenient lettering and numbering system may be used to identify specific areas of cut and fill, as well as subdrain placement. Upon completion of the grading, the final geologic and soil engineering inspection reports, based upon an As-Built Plan, shall be filed for Department approval.
- k. any recommendations prepared by the consulting geologist and/or the soils engineer for correction of geological hazards found

- during grading shall be submitted to the Department for approval prior to utilization in the field.
- l. Any unsupported shale planes, either existing or exposed by grading, shall be supported by a designed retaining wall or buttress fill.
 - m. All slide, slump and creep debris shall be removed unless approved individually by the geologist, soils engineer and the Department of Building and Safety.
 - n. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM 1557.
 - o. Subdrains must be installed in all natural drainage courses within which compacted fill is to be placed.
 - p. Both the geologist and the soils engineer shall inspect and approve all fill and subdrain placement areas prior to placing fill. Both consultants shall include in their final reports a certification of the adequacy of the foundation material to support the fill without undue settlement and/or consolidation.
 - q. Temporary construction haul roads shall be restricted to areas of programmed grading unless prior arrangements are made with the Department to adequately provide for natural slope restoration and replanting. Haul roads located over designated open space and scenic areas will require prior approval of the Advisory Agency of the Department of City Planning.
 - r. all graded slopes are subject to erosion and shall be planted and an irrigation system installed conforming to Section 91.7007.
 - s. Denuded natural slopes shall be planted with low-water consumption, native-type plant varieties recommended by a landscape architect. Suitable arrangements shall be made with the Department with respect to continued maintenance of the recommended plant varieties until they are established as an effective ground cover.
 - t. The bridal trails shall be provided with a reinforced concrete open channel drain located along the downslope side of the trail and separated from it by a course of treated railroad tie or concrete block. The open channel drain shall be at the base of the separation and the bridal trail at the top. The rail shall be sloped to drain away from the descending slope. The rail railing posts may be set in concrete located on the descending slope side of the open channel drain.
 - u. All roof and pad drainage shall be conducted to the street. The lower pad and trail access path shall be collected and outletted directly into the bridal trail open channel drain by buried pipe where it crosses the bridal trail.

- v. The consultants shall inspect the excavations for the footings to determine that they are founded in the recommended strata before calling the Department for footing inspection.
- w. Buildings adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one half the vertical height of the slope, but needs not to exceed 15 feet in accordance with Code Section 91.2907(d)2.
- y. Footings adjacent to a descending slope steeper than 3:1 in gradient shall be located a distance of one-third the vertical height of the slope with a minimum of 5 feet but need not exceed 40 feet measured horizontally from the face of the slope.

NOTE: It is the intention of the Deputy Advisory Agency that all grading requirements be complete prior to the sale of any individual lot and prior to the issuance of any building permit for any final map unit unless building permits are required as part of the grading of the property.

17. The mitigation program described below is cumulative and assumes implementation of transportation mitigation measures that were required as conditions of approval of previously approved portions of the development in the Porter Ranch Specific Plan (PRSP) area. These include some of the conditions of approval for the First Baptist Church of Van Nuys (Phase 1 and 2, 192,039 square feet) at the southwest corner of Corbin Avenue and Rinaldi Street, residential Tract 48231 (21 single-family homes), the 726 single-family homes in the residential Tracts 50511 and 50512, a shopping center of not more than 188,000 square feet on the northeast concern of the Rinaldi Street and Mason Avenue, and 745 single-family units in Tract 50508 and 50509. The following mitigation program also assumes implementation of transportation mitigation measures that were required as conditions of approval of previously-approved Tract 39373 ("Unit 10") and f45297 ("Unit 14"), both tracts being adjacent to but outside the PRSP area.

If development of Tracts 50505, 50506, 50507, and 50510 precedes implementation of mitigation for those other developments listed above, then revised transportation and circulation analyses may be required for approval by the Department of Transportation (DOT). The revised analyses may indicated that implementation of revised measures may be required to mitigate impacts attributable to these four tracts. Those requirements should include all mitigation measures and improvements that will be needed (as determined by DOT) for mitigation of impacts attributable to traffic generated by the cumulative Porter Ranch Specific Plan development with tracts 50505, 50506, 50507, and 50510.

If any of the following improvements (other than those listed in paragraph B9 below) are completed by other property owners outside the Porter Ranch Specific Plan area, then a revised transportation-circulation analysis may be required for approval by the Department of Transportation. Further, a revised analysis may be submitted by Porter Ranch Development Co. if substantial area

transportation improvements or other conditions reduce or eliminate the need for any of the measures below. These revised analyses may indicate that implementation of revised measures and/or only a portion of the measures listed below be required to mitigate the impacts attributable to these four tracts.

The following street improvements, including necessary traffic signal equipment improvements, must be either constructed prior to recordation of the map or suitably guaranteed to the satisfaction of the Bureau of Engineering, Department of Public Works and DOT. Except as defined by any development thresholds in the following requirements, the street improvements must be completed before the issuance of any temporary or permanent certification of occupancy, to the satisfaction of DOT and Bureau of Engineering. If any required improvement is determined to be infeasible, other mitigation will be provided to the satisfaction of DOT.

In addition to completion of all transportation improvements (required as conditions of approval for all previously-approved development within the Porter Ranch Specific Plan area) that will be needed (as determined DOT) for mitigation of impacts of traffic generated by the cumulative PRSP development with Tracts 50505, 50506, 50507 and 50510, the following improvements are required:

A. New Roadway Improvements for Site Access

1. Dedicate and improve Mason Avenue between the northerly boundary of the Specific Plan area and adjacent to the southerly boundary of Tract 50510 to complete (with the improvements required as conditions of approval for Tracts 45297 ("Unit 14"), 50508, and 50509) a minimum right-of-way width of 100 feet and a minimum roadway width of 80 feet, as the adjoining portions of Tracts 50505, 50507, and 50510 are developed.
2. Dedicate and improve Sesnon Boulevard between Mason Avenue and the westerly boundary of the Specific Plan area to complete a minimum right-of-way width of 100 feet and a minimum roadway width of 80 feet, as the adjoining portions of Tracts 50505, 50506 and 50507 are developed. As those tracts individually are developed, this condition may be satisfied by the improvement of the adjoining portions of Sesnon Boulevard to a minimum right-of-way half width of 50 feet and a minimum roadway half width of 40 feet.

In accordance with Section SH3 of the PRSP (Ordinance No. 166,068), 5-foot-wide bike lanes will be striped along each side of Mason Avenue and Sesnon Boulevard when those streets are fully dedicated and improved as required above.

B. Improvements & Mitigations of Traffic Impacts

1. Install a traffic signal at Corbin Avenue and Rinaldi Street. This improvement must satisfy all of DOT's appropriate standards for new signal installation.

2. Install a traffic signal at Rinaldi Street and Mason Avenue. This improvements must satisfy all of DOT's appropriate standards for new signal installation.

Flare intersection legs at Rinaldi Street and Mason Avenue as necessary to provide a 58-foot-wide roadway for each leg. This is required in order to provide one left-turn lane, one through lane and one through/right-optional lane on each approach to the intersection as well as adequate departure width.

3. Prior to issuing any certificate of occupancy exceeding 330 total dwelling units in Tracts 50505, 50506, 50507 and 50510, restripe the east leg of Rinaldi Street at Balboa Boulevard and install dual westbound left-turn channelization. Modify traffic signal equipment as necessary. This improvement will require the loss of on-street parking along Rinaldi Street which will be subject to concurrence by Council District 12.
4. Prior to issuing any certificate of occupancy exceeding 370 total dwelling units in Tracts 50505, 50506, 50507 and 50510, restripe Chatsworth Avenue at Tampa Avenue to provide one left-turn lane, one through lane and one through/right-optional lane in the eastbound direction, and dual left-turn lanes, one through lane and one through/right-optional lane in the westbound direction. Modify traffic signal equipment as necessary.
- 5*. Prior to issuing any certificate of occupancy exceeding 380 total dwelling units in Tracts 50505, 50506, 50507 and 50510, contribute to the City's future ATSAC (Automated Traffic Surveillance and Control) system for an improvement at Mason Avenue and Chatsworth Street.
- 6*. Prior to issuing any Certificate of Occupancy exceeding total 390 dwelling units in Tracts 50505, 50506, 50507 and 50510, contribute to the City's future ATSAC (Automated Traffic Surveillance and Control) system for an improvement at Winnetka Avenue and Plummer Street.
7. Prior to issuing any certificate of occupancy exceeding 430 total dwelling units in Tracts 50505, 50506, 50507 and 50510, widen the north side of Chatsworth Street west of Topanga Canyon Boulevard by 4 feet for approximately 200 feet to provide a 5-foot-wide sidewalk, a 15-foot-wide westbound departure lane, a 10-foot-wide eastbound left-turn-only lane and a 13-foot-wide eastbound through/right-turn curb lane all within the existing right of way.
8. Prior to issuing any certificate of occupancy exceeding 520 total dwelling units in Tract 50505, 50506, 50507 and 50510, restripe eastbound Santa Susana Pass Road at Topanga Canyon Boulevard to provide one right-turn only lane and one left/right-turn optional lane for a minimum length of 200 feet.

9. Prior to issuing any certificate of occupancy exceeding total 520 dwelling units in Tracts 50505, 50506, 50507 and 50510, restripe Corbin Avenue at Plummer Street to provide an additional through lane in the southbound direction. This will provide one left-turn-only lane and two through lanes plus an optional through/right-turn curb lane for southbound traffic. This improvement also has been assigned to the Great Western project (with similar striping also required for northbound traffic) to mitigate their impacts. "If this improvement is suitable guaranteed or implemented as a result of the Great Western project prior to the issuance of the Certificate of Occupancy for the 520th dwelling unit of the above tracts, this condition will be satisfied."

* These mitigation measures shall be guaranteed through a cash payment before the issuance of any building permit. The current cost of a ATSAC system per intersection, in the 118 Freeway corridor, is \$85,000 (or \$107,000 in the form of "letter of credit").

18. That a revised map be submitted satisfactory to the Advisory Agency and City Engineer showing a maximum of 80 single-family lots provided that all in conformance with the provisions of the Porter Ranch Specific Plan (Ordinance No. 166,068 and the Development Agreement (Ordinance No. 167,523) including minimum lot width and area requirements of 80-foot and 20,000 square feet respectively.
19. Prior to the recordation of the final map, the subdivider will prepare and execute two copies of a covenant and agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Department of Building and Safety and the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of 80 dwelling units. (MM)
 - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus 1 guest parking space per dwelling unit either on- or off-street, which shall be readily accessible, conveniently located and specifically reserved for guest parking. (MM)
 - c. That garages be set back an average minimum of 20 feet and be equipped with roll-up doors. Roll up doors shall not be necessary if garages are set back a minimum of 25 feet. (MM)
 - d. Install within the project an air filtration system (either charcoal or electronic) to reduce the air quality effects on the project residents. (MM)
 - e. 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 Sesnon Boulevard and are within 100 feet as measured from the outermost traffic lane of Sesnon Boulevard 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. Advisory Agency sign-off will be required prior to obtaining a building permit. (MM)

The subdivider, as an alternative, may retain an engineer registered in the State of California with expertise in acoustical engineering, who shall submit a signed report for any alternative means of sound insulation satisfactory to the Advisory Agency which achieves a maximum interior noise of CNEL 45 (Residential).

- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit. (MM)
- g. If any archaeological materials are encountered during the course of the project development, the project shall be halted. The subdivider shall employ either a staff archaeologist of the Center for Public Archaeology, Cal State University Northridge; a qualified member of the society of Professional Archaeology (SOPA); or a SOPA-qualified archaeologist to assess the resources and evaluate the impact. Copies of any archaeological survey, study or report prepared by said archaeologist shall be submitted to the UCLA Archaeological Information Center. (This C & A must be filed before obtaining a grading permit.) (MM)
- h. That all roof coverings be constructed of non-combustible materials (no woods of any type) to the satisfaction of the Fire Department. (MM)

That all structures shall have boxed-in eaves, single pane, double thickness or insulated windows, nonwood siding, exposed wooden members-two inches nominal thickness, and noncombustible finishes. (MM)

Irrigated and managed greenbelts around the perimeter of all structures for a distance of 200 feet or to the property line, whichever is closer, shall be considered as a buffer between the brush and the proposed project.

All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department, Brush Clearance Unit at (818) 989-8022.

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 City Fire Department in order to reduce the risk of brush fires spreading to the homes.

- i. The design and location of all security gates shall be reviewed to the satisfaction of the Advisory Agency, Department of Transportation and the Fire Department prior to recordation of the final map. Gates shall be designed to automatically open should there be a power failure in the area, so that Fire Department personnel will have immediate access through the gate systems.

- j. That trash compactors be installed in all residential units to reduce the volume of solid waste. (MM)
 - k. Lighting - All lighting shall be shielded and directed onto the site and no floodlighting shall be located so as to be seen directly from the adjacent residential areas. This condition shall not preclude the installation of low-level security lighting. (MM)
 - l. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures. (MM)
 - m. That the oak trees No. 421-426 as shown on Tree map not dated, and prepared by Engineering Technology Incorporated be replaced if removed, on a 2:1 basis with minimum 24-inch box native oaks (as defined by Section 17.02 of the Municipal Code), at least 10 feet tall at time of planting, prior to obtaining a certificate of occupancy. Said oaks shall be identified on the required plot plan (and landscape plan) submitted for approval by the Advisory Agency. (MM)
 - n. That the subdivider record covenants and agreements (Planning Department General Form CP-6770) necessary to assure compliance with the oak tree conditions imposed by the Advisory Agency.
 - o. That provisions be made for the preservation of oak trees during the construction process by fencing the tree drip line and that only hand tools be used under the drip line for the protection of the oak trees. Oak trees shall be clearly delineated on the grading plan with notes restricting grading. All oaks shall be fenced prior to issuance of grading or demolition permits, whichever occurs first, and shall remain fenced during construction operations.
 - p. If any oak tree roots are exposed during grading, they shall be properly pruned in accordance with the Horticultural consultant's recommendation.
 - q. That prior to issuance of demolition permits or grading permits, whichever occurs first, a copy of the oak tree report dated April 1, 1991, prepared by Poly Associates, be submitted to the Grading Division of the Department of Building and Safety together with a copy of this tract's conditions of approval, to assure compliance with all tree preservation measures.
 - r. That all mitigation measures of the Monitoring and Reporting Program required under Condition No. 49 be strictly complied with. (MM)
20. Schools - Prior to recordation, evidence shall be provided satisfactory to the Advisory Agency that the appropriate mitigation measures outlined

in the Development Agreement dated February 18, 1992 (CF No. 91-2400), have been provided. (MM)

21. That prior to the issuance of any grading permits, a 1603 agreement shall be entered into with the State of California Department of Fish and Game if said Department determines that an agreement is necessary. (MM)
22. That the Quimby fee be based on the RE20 Zone.
23. That prior to issuance of a grading or building permit or prior to recordation, whichever occurs first, a plot plan (2 copies) prepared by a reputable tree expert, (for oak trees only, tree expert as defined by Ordinance 153,478) indicating the location, size, type and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance. The plan shall be superimposed on a grading plan and shall contain measures recommended by the tree expert for the preservation of as many trees as possible and the number of desirable trees that require removal. (MM)

Mitigation measures such as replacement of non-oak trees by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable non-oak trees on the site, to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Advisory Agency. Said Street Tree Division shall be notified of the commencement of grading operations not less than 10 days in advance. (Said 1 Copy of plot plan or tree report shall be submitted to the Department of Building and Safety along with approved grading plan.)

24. That the subdivider post a bond or other assurances acceptable to the Bureau of Engineering in consultation with the Advisory Agency guaranteeing the survival of trees required to be preserved, maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date such trees are replaced or relocated.
25. A generalized landscape plan prepared by a licensed landscape architect shall be required (with the revised map) together with the grading plans after approval of the required solar report and in accordance with CP-6730. This landscape plan shall include the graded cut and fill slopes and the graded portions of the required fire buffered zones and shall provide on the manufactured slopes the techniques of landform planting, as shown in the City Planning Department's Guidelines for Landform Grading for the placement, selection and design of plant materials. The techniques should include: (MM)
 - (1) A pattern and variety of height of plant materials to create an irregular visual plane in cross-section.
 - (2) A grouping of plant materials to create the appearance of ridgeline and shelf configurations.

(3) A use of trees and landscape material which approximates the natural drainage characteristics of the site; i.e., heavier landscaping in areas of moisture concentration.

(4) Appropriate landscaping including shrubs and trees on the residential property abutting the park land to provide a buffer between parkland and residential uses.

In the event such a plan is not completed prior to the recordation of the final map, the subdivider shall record a covenant and agreement (Planning Department General Form CP-6770) satisfactory to the City Planning Department to submit such a plan to the City Planning Department for approval prior to obtaining any building or grading permits (whichever comes first).

26. That plot plans be approved by the Fire Department showing fire access for each phase of the project prior to the recording of the final map for that phase. If a fire lane is required to provide fire fighting access, the fire lane easement shall be shown on the final map. (MM)

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane, subject to the satisfaction of the Fire Department.

All access roads are to be paved to City Engineer's requirements with a minimum width of 28 feet, or to the satisfaction of the Fire Department.

A Fire Department permit is required on all private fire hydrant systems.

Suitable financial arrangements with the Department of Water and Power will indicate concurrence with the installation location of public hydrants.

All hydrant installations and enlargements are to be completed prior to any street paving required for this project.

27. That prior to recordation, a parking plot plan be submitted to the Advisory Agency for approval, showing a minimum of 2 covered parking spaces per dwelling unit plus a minimum of 1 accessible on- or off-street guest parking spaces per dwelling unit for those lots having less than 50 feet frontage. If the required number of parking spaces cannot be accommodated the number of units permitted shall be decreased in a manner that the parking requirements are met. (MM)

28. That prior to the issuance of building permits, building plans be submitted to the Advisory Agency for approval to ensure that building location and driveway layouts are consistent with and are as shown on the previously approved parking plans per Condition No. 27 above (Covenant and Agreement).

29. That the tract be permitted to record with final map units in a number and sequence satisfactory to the Advisory Agency.

30. That the owners of the property will maintain the private street free and clear of obstructions and in a safe condition for vehicular use at all times. (Covenant and Agreement)
31. That satisfactory arrangements be made with the cable television franchise holder for this area in accordance with policies adopted by the Department of Telecommunications 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 made with the applicant must be submitted by the cable company to the Department of Telecommunications, Room 600, 120 S. San Pedro Street, Los Angeles, CA 90012, (213) 485-7969 before the condition can be cleared by the Department.

The current cable television holder for this area is:

Area A CVI - Cablevision
 Industries, Inc.
 9620 Topanga Canyon Blvd.
 Chatsworth, CA 91311-5760
 Telephone: (818) 700-0551
 Tom Belcher, Gen. Mgr.

32. 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.

33. That those parcels designated for Public Open Space on the adopted Porter Ranch Specific Plan adjoining the tract be offered for dedication to the City of Los Angeles. The dedication of property as Public Open Space as required pursuant to the Specific Plan may be used as a set-off against requirements of Section 17.12 of the Los Angeles Municipal Code for dedication for real property for park and recreation purposes, or for the payment of a fee in lieu thereof in connection with the construction or development of any and all dwelling units within the Specific Plan area. If the offer to dedicate is accepted by the City, this condition may be cleared only with submission of a grant deed for the property or other appropriate conveyance and a letter from the appropriate City Agency acknowledging satisfactory receipt of the property. If the City does not accept the offer of dedication for Public Open Space purposes of these areas, a property owners association consisting of all the owners of property in the tract shall be formed to maintain these parcels in a manner satisfactory to the City

of Los Angeles, together with the appropriate trails and easements guaranteed to the City. Any covenant and agreement to maintain a portion of the tract in open space shall be reviewed by the City Attorney prior to its acceptance by the Advisory Agency and shall not be changed or deleted without approval of a tract modification by the Advisory Agency. (Not to be cleared at the counter) (MM)

34. That in order to provide assurance that the proposed common drainage facilities, catch basin and sumps for the project, not maintained by the City, are properly and adequately maintained, the subdivider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure that the Declaration of Covenants, Conditions and Restrictions will be recorded providing for the following: (This requires the recording of a covenant and agreement with the samples of the covenants, conditions and restrictions to be recorded attached as an exhibit).

The establishment of a property owners association which shall cause a yearly inspection to be made by a registered civil engineer of all slope areas and drainage devices. Any necessary maintenance and corrective measures will be undertaken by the association. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost. (MM)

The future owners of affected lots with drainage devices shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the drainage maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as required hereinabove must be approved in writing by the Advisory Agency after consultation with the City Engineer and the City Attorney's Office.

In the event that the property owners association fails to maintain the common property and easements as required by the CC & R's, the individual property owners shall be responsible for their proportional share of the maintenance.

35. That a 12-foot-wide strip of land in all lots in the tract boundary be dedicated for public equestrian trail easement purposes, satisfactory to the City Engineer and the Advisory Agency, within those lots where a public equestrian trail easement occurs.
36. That prior to the recordation of the final map, the subdivider shall construct or suitably guarantee to the satisfaction of the City Engineer an equestrian trail improved with approximately 4-foot-high galvanized pipe railing along both sides, with a minimum 12-foot-wide clearance between railings and an 8-foot landscape separation on both sides of trail, and openings as necessary, per equestrian trail standards of the City Engineer. The trail shall be surfaced with a layer of material satisfactory to the Department of Recreation and Parks.

37. A Homeowners association shall be established and charged with the management and maintenance of all common areas, private equestrian trails, including enclosure rails, and the parkways bordering any lot in the tract. Each owner shall automatically become a member of the association and each dwelling unit shall automatically be subject to a charge for a proportionate share of the cost of maintenance of the common property. The Association shall not be permitted to disband without the written approval of the Advisory Agency (Covenant and Agreement).
38. A minimum 2,000 contiguous square-foot level area with a slope no greater than 2 percent, at least 24 feet in width at all points, shall be set aside in addition to the useable pad for each residential lot excluding side yards. It shall be graded to permit quick and adequate drainage and shall be in conformance with provisions of Section (13.05) (12.21.C5(a)) of the LAMC. {{An area 12 by 24 feet shall be retained as an equine stable area or horse corral.}} Both the 2,000-square-foot level area and the 12 by 24 equine stable area shall be a minimum 35 feet from any habitable room on this and neighboring property in a 'K' district (75 feet elsewhere). A minimum 10-foot unobstructed vehicular access path to the corral shall be reserved, to be located on the same side as the driveway. (Covenant and Agreement) (MM)
39. That prior to recordation, or prior to the issuance of any grading or building permits, whichever occurs first, a grading and site plan shall be submitted to the satisfaction of the Advisory Agency, the Department of Building and Safety and the City Engineer, showing the location of the 9,000 square feet level building pad for the residential structure (Building and Safety construction type: Type IV or V), and the 2,000 contiguous square-foot equine area with a slope no greater than 2%, including corral and storage areas. in conformance with the equine regulations for setbacks as set forth in Section (13.05) (12.21.C5(a)) of the LAMC, and the vehicular access path, all to be dimensioned. (MM)
40. That the subdivider consult with the Department of Animal Regulation regarding practical means or methods that can be utilized by the subdivider in relocating those fauna considered valuable or important by that Department. Thereafter, the subdivider shall submit a letter to both the Advisory Agency and the Department of Animal Regulation describing the measures the subdivider will perform in this endeavor. Prior to the issuance of any grading permit or prior to recordation, whichever occurs first, the subdivider shall submit a covenant and agreement (five copies) satisfactory to the Advisory Agency, binding the subdivider and all successors to those measures agreed to above. (Not to be cleared at the counter). (MM)
41. That the open space areas that will remain as natural slopes be protected during grading operations.
42. That prior to any grading plans being approved by the Department of Building and Safety, the Advisory Agency shall review them for intent of tract conditions. The grading plans shall demonstrate that the subdivider has considered the use of landform grading methods as

outlined in the "Planning Guidelines Landform Grading Manual" of the Department of City Planning in preparing the site for development. (MM)

43. That prior to recordation, the subdivider submit covenants, conditions and restrictions establishing a maintenance easement on the horse trails in the tract boundaries which totally restricts its use.
44. All utilities installed by the applicant shall be placed underground, where physically feasible as determined by the Advisory Agency. (MM)
45. That suitable evidence be submitted to the City Engineer and the Advisory Agency establishing legal lot lines for the proposed easterly, southerly and westerly boundary lines. (MM)
46. Parking shall be prohibited and the applicant shall provide bikelanes which consist of five foot wide lanes in the Sesnon Boulevard immediately adjacent to the curb.
47. That the final map record with the fault trace and building restriction zone clearly plotted. The final tract map shall be submitted to the Department of Real Estate to be included in their final report.
48. That prior to recordation of the final map satisfactory arrangements shall be made with the Department of Recreation and Parks for the exchange of property to provide for additional access satisfactory to the Fire Department from 'B' Street of this tract to 'B' Street of tentative tract 50507.
49. 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. 88-0026(SP)(ZC)(PA) and Condition Nos. 19a-h, 19j-m, 19r, 20, 21, 23, 25-27, 33, 34, 38-40, and 42-45 of the tract approval, taking into consideration any modified and additional mitigation measures required by the Planning Commission and/or City Council.
50. If at the time that the final Certificate of Occupancy is issued for this tract, there has been no determination to relocate the composting site to another portion of the specific plan area, then the site shall be located within either Tract No. 50511 or 50512. Until such time, the planned composting site lot in this tract shall remain vacant.
 - a. Notwithstanding the provisions of the Development Agreement dated February 18, 1992, which exempts the Porter Ranch Development Company from future changes to many City regulations, the Porter Ranch Development Company shall participate in any compost program established by the City in the future.
 - b. Beginning with the sale of the first family residence (close of escrow) and continuing thereafter, the Porter Ranch Development Company shall provide to each household a suitable receptacle to compost yard waste and grass clippings. Further, the Porter

Ranch Development Company shall provide each new homeowner with suitable written instructions, educational materials and periodic workshops to educate them on the individual processing and use of composted material.

- c. The Porter Ranch Development Company shall ensure the establishment of condominium association(s) and/or other management entities which shall be responsible for the on-going collection and processing of yard waste, grass clippings, and other suitable organic waste generated from the single-family, multi-family, common and commercial areas within the Specific Plan area and to make the compost so generated available for use within the Specific Plan area. Each future property owner shall automatically become a member of the association(s) or be obligated to the management entity for his proportionate share of cost, if any.
- d. In the event the City has not adopted a citywide program within a period of ten years from the date of recordation of the first final tract map within the Porter Ranch Plan area, or after a Certificate of Occupancy has been issued for the one thousandth (1,000) single family residence, whichever occurs first, the Porter Ranch Development Company shall (i) at the option of the City of Los Angeles utilize the three acre site for the collection and processing of compost material on site, or if the City chooses not to require utilization of the site, the Porter Ranch Development Company shall (ii) cause the condominium association(s) or other management entities, referred to in paragraph c above, to be obligated to contract with a suitable private firm to collect and process the yard waste, grass clippings and other suitable organic waste generated within the Specific Plan area.

- 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 Traffic 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.

- (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 required under Condition No. S-3(b) may include the construction of the following:
 - (1) Onsite and offsite storm drain facilities with suitable outlets.
 - (2) Debris and/or retention basins.
- (j) Grade Sesnon Boulevard and the private streets as required.
- (k) Improve Sesnon Boulevard being dedicated and adjoining the tract by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 5-foot meandering concrete sidewalk.
 - (2) Suitable surfacing to join the existing pavement and to complete a 40-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transition to join the existing improvements satisfactory to the City Engineer.
- (l) Improve the private streets being provided by the construction of the following:
 - (1) Concrete curbs, concrete gutters, and 5-foot concrete sidewalks.
 - (2) Suitable surfacing to provide 36-foot roadways.
 - (3) Suitable improvements of the 35-foot curb radius cul-de-sac satisfactory to the City Engineer.
- (m) Construct the necessary sewer facilities, including force main and pumping facilities to serve this tract, or that suitable onsite and offsite sewer mainlines within suitable easements be provided satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

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.

Pursuant to the Development Agreement by and between the City of Los Angeles and the Porter Ranch Development Company, recorded February 21, 1992, the final map must record prior to February 18, 2012 unless the term of said Agreement is otherwise terminated, modified or extended by circumstances set forth in the Agreement.

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

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low- and moderate-income housing, per Section 12.39-A of the LAMC.

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. (No CC's).

CONGESTION MANAGEMENT PROGRAM (CMP) COUNTYWIDE NOTICE:
The CMP is a new program enacted by the State Legislature with the passage of Assembly Bill 471 (July 10, 1989), as amended by Assembly Bill 1791 (February 11, 1990). The CMP's intent is to coordinate land use, transportation and air quality decisions on the regional highway and roadway system as defined by the Congestion Management Agency which locally is the Los Angeles County Transportation Commission (LACTC). The owner of any project or structure which contributes to the degradation of this system, based on standards adopted by the CMA, due to unmitigated trips, may be subject to additional trip mitigation measures to be imposed by the CMA (LACTC).

FINDINGS OF FACT: (Porter Ranch Specific Plan)

The adopted Porter Ranch Specific Plan, Ordinance No. 166,068, designates the subject property as Subarea B of the Single Family Area, which consists of approximately 42 acres. The proposed development of 76 single family dwelling units and a common open space lots, is consistent with the Single Family Area regulations set forth in Section 7 of the Specific Plan. In accordance with the requirements of Section 8 of the Specific Plan, regarding Advisory Agency approvals, the following findings are made:

Potentially adverse impacts of grading in hillside areas have been reduced so as to control erosion, reduce potential visual impacts and recreate a natural looking terrain (Section 8C).

All utilities to be installed will be place underground where physically feasible (Section 8F1).

In accordance with the provisions of LAMC Section 17.05H and Section 7A of the Specific Plan, lot sizes which are less than the RE-11 Zone would otherwise require have been approved because: (1) at least 20 percent of the combined net area in Subareas A, C, D, E, and F of the Single Family Area is devoted to open space, including slope areas within portions of residential tracts which will be maintained by a property owners' association; (2) the density for Subareas A, C, D, E, and F combined does not exceed 3 units per gross acre; and (3) no lot will be less than 6,000 square feet in area. The remaining open space, not required for streets or other public improvements, will be an open space lot or lots maintained by a property owners' association. (Section 8F2b)

In connection with the subdivision of Subareas A or B of the Single Family Area, the recreation area identified as public open space in Exhibit IV attached to the Specific Plan, has been set aside as recreation area and open space. (Section 8F2c)

All open space areas, with the exception of real property owned, or subsequently acquired by, or dedicated to and accepted by the City of Los Angeles, will be maintained by a property owners' association or homeowners' association which will have ownership or a maintenance easement. (Section 8F2d)

Portions of the residential subdivision which will adjoin park land will be provided with appropriate landscaping, including shrubs and trees on the residential property abutting the park land, to provide a buffer between the park land and the residential areas.

Completion of the following improvements attributable to a subdivision will be suitably guaranteed: sidewalks, landscaped medians (where required), bikelane improvements and bicycle storage facilities at along the streets and at the locations designated in Section 8H3 of the Specific Plan, and equestrian and hiking trails as generally shown on the Chatsworth-Porter Ranch District Plan and conforming to the applicable requirements of Section 8H4 of the Specific Plan. (Section 8H)

Development of a program conforming to the requirements of Section 8J of the Specific Plan to collect and process yard waste and other suitable organic waste from landscaped areas within the Specific Plan Area will be suitably guaranteed. (Section 8J)

FINDINGS OF FACT (CEQA)

In making the decision to approve Vesting Tentative Tract No. 50506, the Advisory Agency of the City of Los Angeles certifies that it has reviewed and considered the information contained in EIR 88-0026(SP)(ZC)(PA), 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), ADOPTS the FINDINGS and STATEMENT OF OVERRIDING CONSIDERATIONS (attached to the file) made by the City Council on July 10, 1990, pursuant to and in accordance with Section 21081 of

the Public Resources Code for the Porter ranch Land Use/Transportation Specific Plan under CPC No. 87-591(SP)(ZC)(GPA) and as modified herein, and ADOPTS the MITIGATION MONITORING AND REPORTING PROGRAM, adopted by the City Council on July 10, 1990 for the above referenced Specific Plan with incident zone changes and Plan amendments (attached to the file).

Impacts

On June 26, 1991, the Environmental Staff Advisory Committee of the Planning Department determined that the proposed project will not need additional environmental clearance and found that EIR 88-0026(SP)(ZC)(PA) which was approved by the City Council on July 10, 1990 for the Porter Ranch Specific Plan area, adequately addresses the potential impacts of Vesting Tentative Tract No. 50506.

Environmental Impact Report No. 88-0026(SP)(ZC)(GPA), identifies potential adverse impacts resulting from implementation of the project in the following areas:

Earth (Seismicity, slope stability, grading), Air quality (mobile, meteorology), water (surface water runoff, hydrology, flood hazard), plant life, animal life, noise, light (artificial), District Plan, zoning, general plan (equestrian and biking trails), Housing/Population/Employment, Transportation and circulation (traffic, parking, pedestrian right of way and access, Public Services (Fire protection, Police protection, schools, park, libraries), Energy Conservation, Utilities (water, sanitary sewers, solid solid waste and disposal), Aesthetic/View, and Cultural resources (archeological).

However, alterations and mitigation measures have been included in the conditions of approval for this project which will mitigate the significant environmental effects identified in this completed EIR to the extent feasible, as set forth in the CEQA findings attached to the file. The City Council certified said EIR on July 10, 1990.

The Advisory Agency further finds that:

As part of the development of residential Tract 50506 major and secondary highways will be constructed within and adjacent to the development areas. The construction of these new roadways will provide new routes for project and non-project traffic in the northwest portion of the San Fernando Valley. Proposed improvements have been required under Condition No. S-3 of this tract.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in the mitigation monitoring and reporting program adopted by the city council for the Porter Ranch Specific Plan under council file No. 86-2001-S2, (attached to the file).

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 50506, 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.

The adopted Chatsworth-Porter Ranch District Plan designates the subject property for Very Low I residential density with (a) corresponding zone(s) of (T)RE-20-1. The property contains 42.04 acres excluding street dedication(s) and is presently zoned [T]RE20-1. The proposed development of 76 single-family dwelling units is allowable under the corresponding adopted Plan zone.

The site is not 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 one of the many unimproved properties in the vicinity.

The site is level and is not 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 conditionally approved the tract map in accordance with the Grading Regulations, Section 91.3000 of the Los Angeles Municipal Code.

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety.

- (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, animal life, risk of upset are concerned.

In light of the above, the project does not qualify for the De Minimis Exemption for Fish and Game fees (AB 3158).

- (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.

No such easements are known to exist. 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 Vesting Tract No. 50506.

Con Howe
Advisory Agency


DARRYL L. FISHER
Deputy Advisory Agency

DLF:RD:erz

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 Department of City Planning Room 655, City Hall, Los Angeles and appeal fees paid in Room 460-S, City Hall prior to the above 10-day time limit. Such appeal must be submitted in triplicate on Form CP-6500.

If you have any questions, please call Subdivision staff at (213) 485-6171.

50506.TT/WPCPID/TT