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Date: March 7, 2018

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

Tom Stemnock (R)
Planning Associates, Inc.
4040 Vineland Avenue, Suite 108
Studio City, CA 91604

RE: Vesting Tentative Tract Map No.
50505, TT-50505-M1
Address: 20700 Sesnon Boulevard
Council District: 12
Existing Zone: [T]RE-1, OS-1XL
Community Plan: Chatsworth-
Porter Ranch
CEQA No: EIR 88-26(SP)(ZC)
(GPA), as updated by addendums
dated April 2000, September 2000,
October 2006, August 2016 and
March 2017

LETTER OF CLARIFICATION

In accordance with provisions of Section 17.03 of Los Angeles Municipal Code (LAMC), the Advisory Agency approved Vesting Tentative Tract No. 50505 located at 20651 Sesnon Boulevard, west of Mason Avenue for a maximum 220-lot single-family development as shown on the map stamp-dated May 21, 1992.

On June 3, 2014, the Advisory Agency approved a Modification of Vesting Tentative Tract 50505 (TT-50505-M1), located at 20700 Sesnon Boulevard (northwest of Mason Avenue / Sesnon Boulevard intersection), for a maximum 309 single-family lots including 40 horse-keeping lots and 7 common area lots (two water quality basin lots, one debris lot, and four slope / trail lots) as shown on the revised map stamp-dated December 18, 2013.

The applicant, by letter dated October 24, 2017, has requested that the language of Condition 33 of the original approval letter dated February 11, 1994, be clarified to allow for a temporary trailer and parking lot to be permitted for an on-site sales office on proposed Lots 150 to 155 of the final map of Tract 50505.

The use of a trailer, commercial coach, or modular structure used for the sole purpose as an ancillary sales office in conjunction with the approved Vesting Tentative Tract Map and Modification, in consistent with the intent of the conditions of approval so long

as said trailer, commercial coach, or modular structure is temporary and meets all parking and accessibility requirements.

Based on discussions provided by the Applicant, the Deputy Advisory Agency finds just cause to clarify the intent of Condition 33 to allow a temporary real estate tract sales office in a state-approved trailer within Lots 150 to 155 of the final map of Tract No. 50505.

Accordingly, Condition 33 is clarified to read:

33. 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 Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking.

The sales office may be within one of the model buildings, or within a temporary modular structure (or commercial coach) provided it meets all requirements for disabled access and parking.

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

All other Conditions of Approval for Vesting Tentative Tract Map No. 50505 approved on February 11, 1994, except as modified by Deputy Advisory Agency by subsequent actions (Letter of Clarification dated June 24, 1994 and TT-50505-M1 dated June 3, 2014), shall remain as originally written.



VALENTINA KNOX-JONES
Deputy Advisory Agency

VKJ:mh

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INFORMATION
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Decision Date: June 3, 2014

Appeal Period Ends: June 13, 2014

Porter Ranch Development
Company (A)(O)
8383 While Boulevard, Suite 700
Beverly Hills, CA 90211

Tom Sternnock (E)
Planning Associates, Inc.
4040 Vineland Avenue, Suite 108
Studio City, CA 90211

RE: Vesting Tract Map No.: 50505-M1
Address: 20700 Sesnon Boulevard
Community Plan: Chatsworth-Porter Ranch
Zone: [T]RE-1, OS-1XL
Council District: 12
CEQA No.: EIR 88-0026(SP)(ZC)(GPA), as
updated by addendums dated April 2000,
September 2000 and October 2006

In accordance with provisions of Section 17.03 and 17.11 of Los Angeles Municipal Code (LAMC), the Advisory Agency approved the MODIFICATION (VTT-50505-M1) of the previously-approved Vesting Tentative Tract Map No. 50505, located at 20700 Sesnon Boulevard (northwest of Mason Avenue/Sesnon Boulevard intersection), for a maximum **309 single-family lots** including 40 horse-keeping lots and 7 common area lots (two water quality basin lots, one debris lot, and four slop/trail lots) as shown on revised map stamp dated December 18, 2013, in the Chatsworth-Porter Ranch Community Plan. This unit density is based on the [T]RE-1 Zone. (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:

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**Modify Condition No. 1 to read as follows:**

1. That a 50-foot wide strip of land be dedicated for Mason Avenue along the southeasterly tract boundary to complete a 50-foot wide half street dedication in accordance with Major Highway Standards **up to the County of Los Angeles boundary on the north.**

Modify Condition No. 2 to read as follows:

2. That a 50-foot wide strip of land be dedicated for Sesnon Boulevard along the southwesterly tract boundary to complete a 50-foot wide half street dedication in accordance with Major Highway Standards **up to the County of Los Angeles boundary on the west** including a 20-foot radius property line return at the intersection with Mason Avenue.

Modify Condition No. 3 to read as follow:

3. That 54-foot wide private easements be provided for "F" Street and "A" Street northeasterly of "D" Street including a 15-foot radius easement line returns at the intersections.

Modify Condition No. 4 to read as follow:

4. That a minimum 94-foot and variable width private street easement be provided at the "F" Street entrance with Sesnon Boulevard including 20-foot radius easement line returns at the intersection satisfactory to the City Engineer.

Modify Condition No. 5 to read as follow:

5. That a minimum 94-foot and variable width private street easement be provided for the "A" Street entrance with Mason Avenue and that 20-foot emergency access gates be provided at the "A" Street entrance with Sesnon Boulevard, satisfactory to the Fire Department, including 20-foot easement line returns at the intersections satisfactory to the City Engineer

Modify Condition No. 6 to read as follow:

6. That 44-foot wide private street easements be provided for "A" Street southwesterly of "D" Street, "B", "D", "E", "G", "H", "I", "J", "K", "L", "M", "N", and "O" Streets, including 15-foot radius easement line returns at their intersections and 39-foot radius easement line cul-de-sacs at their termini all satisfactory to the City Engineer.

Modify Condition No. 7 to read as follow:

7. That a 36-foot wide private street easements be provided for "C" Street, including 15-foot radius easement lines at the intersections and a 39-foot radius easement line cul-de-sacs at its terminus all satisfactory to the City Engineer.

Add Condition No. 9 to read as follow:

9. That 30-foot wide private street parcels be provided for "P" and "Q" Streets and a 20-foot wide private street parcel be provided for "R" Street, for emergency access purposes, as shown on the Revised Map, satisfactory to the City Engineer. (Note: This condition was deleted in a Letter of Correction dated July 27, 1999. This is a new language.)

Modify Condition No.18.k to read as follow:

18. k. Where not in conflict with the above, the recommendations contained in the geotechnical report dated April 30, 1991 by the consulting geologist, George R. Larson (CEG 161) and geotechnical engineer, William A. Ciridon (GE 217) of GeoSoils, Inc., and in the supplemental geotechnical report dated February 18, 2014 by the consulting geologist, David M. Sherman (CEG 1036) and geotechnical engineer, Karen L. Miller (GE 2257) of GeoSoils, Inc. shall be implemented.

DELETE Condition No. 19.cModify Condition No. 19.d to read as follows:

19. d. The possible landslide feature northerly of Lot 18 shall be investigated by the consultant and on-site landslide debris and potentially unstable slopes corrected. Unstable conditions extending onto the property shall be identified and held separate from the residential lots and placed into an open-space or common lot.

Modify Condition No. 19.g to read as follows:

19. g. All recommendations of the April 30, 1991 Geologic and Soil Engineering Report and the November 19, 2013 Supplemental geologic and Soil Engineering Report by Geosoils shall be incorporated into the plans.

Modify Condition No. 19.v to read as follows:

19. v. All grading slopes are subject to erosion and shall be planted and an irrigation system installed conforming to Section 91.7012.

Modify Condition No. 19.z to read as follows:

19. z. The dwelling shall be located no closer to the toe of the slope than permitted by Code Section 91.1808.

Modify Condition No. 19.ae to read as follows:

19. ae. In fill areas greater than 40 feet, the fill below 40 feet of finished grade shall be compacted to 95 percent relative compaction. This depth shall be reduced by 35 feet for valleys where the fill-bedrock-contact is steeper than 1 1/2: 1. These conditions are shown on Figures 1 and 2 of the referenced original report.

Modify Condition No. 20.A to read as follows:

20. A. In accordance with Section 8.H.1(a) of the PRSP (Ordinance No. 166,068, amended by Ordinance 166,068, amended by Ordinance No. 180,083), 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.

Modify Condition No. 7 to read as follows:

21. That a revised map be submitted satisfactory to the Advisory Agency and City Engineer showing seven common open space lots, including two water quality lots, one debris basin lot, and four slope/trail lots, and a maximum of 309 single-family lots of which a minimum of 40 lots are designated for housekeeping, all in conformance with the provision of the Porter Ranch Specific Plan (amended by Ordinance No. 180,083) and the 2008 Amended and Restated Development Agreement (CF No. 07-3660) including minimum lot width and area requirements of 50-foot and 7,000 square feet respectively, except all horsekeeping lots shall provide a minimum lot width of 80 feet and 20,000 square feet in lot area.

Modify Condition No. 22.a to read as follows:

22. a. Limit the proposed development to a maximum of 309 dwellings units of which a minimum 40 lots be provided for horsekeeping. All equine enclosures and stables comply with the requirements of a "K" Equestrian District as set forth in Paragraphs 1 through 5, inclusive, of Subsection C of LAMC Section 13.05 (Porter Ranch Land Use/Transportation Specific Plan Section 7.A.1.(s)(iii)).

Modify Condition No. 22.g to read as follows:

22. g. If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:

- a. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.

Project development activities may resume once copies of the archaeological survey, study or report are submitted to:

SCCIC Department of Anthropology
McCarthy Hall 477
CSU Fullerton
800 North State College Boulevard
Fullerton, CA 92834

Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.

A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit. (MM)

Modify Condition No. 22i to read as follows:

22. i. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - 1) Submit plot plans for Fire Department approval and review prior to recordation of tract Action.
 - 2) Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - 3) 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.

- 4) 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.
- 5) 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.
- 6) 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.
- 7) Submit plot plans indicating access road and turning area for Fire Department approval.
- 8) Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- 9) Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- 10) Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- 11) Standard cut-corners will be used on all turns.
- 12) All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- 13) 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.
- 14) Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- 15) All fire gates shall be designed to satisfaction of the Los Angeles Fire Department to allow gates to be opened by a master remote control device which will be provided to the Los Angeles Fire Department by the developer.
- 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.

- 17) No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
- 18) 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.
- 19) This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the City of Los Angeles Municipal Code 57.25.01.
- 20) Mitigating measures shall be considered. These measures shall include, but not be limited to the following:
 - Boxed-in eaves.
 - Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - Non-wood siding.
 - Exposed wooden members shall be two inches nominal thickness.
 - Noncombustible finishes.
- 21) 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.
- 22) All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department.
- 23) All homes shall have noncombustible roofs. (Non-wood)
- 24) 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.
- 25) No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

- 26) Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

Note: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6507. You should advise any consultant representing you of this requirement as well.

Delete Condition No. 22m and ADD the following:

22. m. All protected tree removals require approval from the Board of Public Works. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures. (MM)

A minimum of two trees (a minimum of 48-inch box in size if available or larger) shall be planted for each protected tree (any diameter) that is removed and also including the three (3) oak trees that were removed identified on as Oak Tree Nos. 476, 483 and 487 located in the adjoining public open space area north from the project site as shown on Tree Map dated June 17, 1991 prepared by Poly Associate. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division. (MM)

The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description. Bonding (Tree Survival):

- (1) The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be 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 that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated. (MM)

- (2) The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years. (MM)

Delete Condition No. 24 and ADD the following:

24. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way. (MM)

All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree for the four Yucca trees and a minimum 48-inch box tree for remaining non-protected trees. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements. (MM)

Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services. (MM)

Modify Condition No. 29 to read as follows:

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

Modify Condition No. 29 to read as follows:

32. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, (213) 922-8363.

Modify Condition No. 37 to read as follows:

37. The horsekeeping lots (Nos. 1-40) shall conform to the following: (MM)

Modify Condition No. 38 to read as follows:

38. That a 12-foot-wide strip of land in all horsekeeping lots (Nos. 1-40) be dedicated for private equestrian trail easement for that tract, except in the common open space lot Nos. 312, 313, and 315 be dedicated for public equestrian right-of-way easement, satisfactory to the City Engineer and the Advisory Agency. Alternatively, common open space Lot Nos. 312, 313, and 315 may be granted in the fee for the City of Los Angeles. (MM)

Modify Condition No. 38 to read as follows:

42. That prior to the recordation, the subdivider submit covenants, conditions and restrictions establishing a maintenance easement on the private horse trails with the tract boundary and slop areas (common open space Lot Nos. 312, 313, and 315) which totally restricts use. The covenants, conditions and restrictions shall indicate that no structures, fences, equipment, etc. may be placed in the equestrian easement area, unless approved by the Advisory Agency. (MM)

Modify Condition No. 43 to read as follows:

43. Schools – Prior to recordation, evidence shall be provided satisfactory to the Advisory Agency that the appropriate mitigation measures outlined in the 2008 Amended and Restated Development Agreement dated October 7, 2008 (CF Nos. 07-3660, 99-0892-S3, and 91-2400), have been provided. (MM)

Delete Condition No. 46 and ADD the following:

46. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (MM)

Delete Condition No. 47**Modify Condition No. 51 to read as follows:**

51. Prior to the 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), Addendums to the EIR in April and September 2000 and October 2006, and Condition Nos. 22a-h, 22j-n, 24, 26-28, 34, 37-39, 41-48 and 50 of the tract approval as well as all applicable conditions of the Mitigation Monitoring and Reporting Program satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/

maintenance) to ensure continued implementation of the above mentioned mitigation items.

Modify Condition No. 52.a to read as follows:

52. a. Notwithstanding the provisions of the 2008 Amended and Restated Development Agreement dated October 7, 2008, 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.

ADD Condition Nos. 53 and 54 to read as follows:

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

53. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
- a. Provide a plot plan drawn to scale that accurately dimensions the minimum 50 ft. wide lot width for Lots 58 and 263 (as defined in Section 12.03 of the Zoning Code).
 - b. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.

Notes: If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

BUREAU OF STREET LIGHTING

54. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

Modify Condition No. S-3.c to read as follow:

- S-3.(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting: Construct new street lights: thirteen (1) on Mason Avenue, and twelve (12) on Sesnon Boulevard.

Modify Condition No. S-3.d to read as follow:

- S-3. That the following improvements be either constructed prior to the recording of the map or that such construction be suitably guaranteed:
- d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (800-996-2489) upon completion of construction to expedite the tree planting.

Modify Condition No. S-3.l(2) to read as follow:

- S-3. That the following improvements be either constructed prior to the recording of the map or that such construction be suitably guaranteed:
- l) Improve Mason Avenue being dedicated and adjoining the tract by the construction of the following:
 - 2) Suitable surfacing to provide a 40-foot half roadway.

Modify Condition No. S-3.n(1) to read as follow:

- S-3. That the following improvements be either constructed prior to the recording of the map or that such construction be suitably guaranteed:
- n) Improve the 44-foot wide private streets being provided by the construction of the following:
 - 1) Concrete curbs, and concrete gutters on all streets, and 5-foot concrete sidewalks on both sides of "D" Street and portions of "A" and "B" Streets, 4-foot concrete sidewalks on both sides of "E" Street and "G" through "O" Streets, and a 5-foot sidewalk on the side of residential development for a portion of "B" Street with grade on the opposite side, all as shown on the Revised Map.

Modify Condition No. S-3.p to read as follow:

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

- p) Improve the 94-foot "F" Street and "A" Street entrances with Sesnon Boulevard and Mason Avenue respectively, being provided by the construction of the following:

REVISED FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 50505 and 50505-M1, 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 102.1 net acres and is presently zoned [T]RE-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 309 single family residential lots including 40 horse-keeping lots in accordance with LAMC Section 13.05-C and 7 common lots (two water quality basin lots, one debris lot, and four slop/trail lots) including private streets parcels 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 both Mason Avenue and the proposed Sesnon Boulevard extension across the northern edge of the site. Mason Avenue is a Major Highway Class II dedicated and improved to a 100-foot width at the project's easterly street frontage. The Bureau of Engineering is required a 50-foot dedication to complete a 50-foot wide half street dedication in accordance with Major Highway Standards. Sesnon Boulevard is a Major Highway Class II unimproved at the project's northerly proposed street frontage. The Bureau of Engineering is requiring a 50-foot wide strip of land be dedicated for Sesnon Boulevard along the northerly tract boundary to provide to complete a 50-foot wide half street dedication in accordance with Major Highway Standards including a 20-foot radius property

line return at the intersection with Mason Avenue. These improvements will be developed up to the County of Los Angeles property line.

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 site is currently vacant undeveloped land with the exception of the parcel abutting Mason Avenue to the east which is improved as a half roadway. It is one of the several unimproved properties in the vicinity. The development of this tract is an infill of an otherwise single-family neighborhood.

The site is located within an archaeological survey area, previous grazing farmland and currently being developed as urban and built-up land, a Very High Fire Hazard Severity Zone, a High Wind Velocity area, Special Grading Area (BOE Basic Grid Map A-13372), is susceptible to landslides, and is 1.66 km from the Santa Susana Fault. It is also located in a fault rupture study area, but is not within the Alquist-Priolo Special Study Zone. Mitigation measures are required as conditions of the tract approval.

The Department of Building and Safety, Grading Division, has tentatively approved the tract map subject to control of on-site drainage in a manner acceptable to that Department and subject to submittal of an acceptable soils engineering report in accordance with the Grading Regulations, Section 91.3000 of the LAMC and is conditioned to comply with all requirements contained in Inter-Departmental Letter dated March 27, 2014, Log No. 83493.

(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 (118). Adjacent land uses include single-family to the east across the Mason Avenue in the RE11-1-H and RE9-1 Zones, Porter Ranch Community School to the southeast across Mason Avenue and Sesnon Boulevard intersection in the [T]RE-1 Zone, open space and the construction of a single-family subdivision to the south in the OS-1XL and [T]RE-1 Zones, and Browns Creek Park and vacant land to the west in the OS-1XL and [T]RE20-1 Zones. The site is adjacent to the City of Los Angeles and County of Los Angeles boundary on the north. The proposed project would provide an appropriate transitional development as larger equine keeping lots will be located along the north and west portion of the site with smaller lots adjacent to other proposed subdivisions under construction to the

south of the Sesnon Boulevard extension. 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 also 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 September 9, 2008 by Ordinance No. 180,083. 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 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 has been 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.

There is a 50-foot wide Southern California Edison Company easements contained within the property (running north-south through approximately 2/3 of the width over from Mason Avenue). The project has been conditioned to make arrangements with Wastewater Collection Systems Division for compliance and that any necessary sewer, street, drainage and street lighting easements be

dedicated. Other needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract. There are also easement shown on the map for public trails which will be accessible to equine. (Note: The applicant shall work with the Council Office to provide alternative access to trails connections during construction.)

- (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.

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.

All other conditions of Vesting Tentative Tract No. 50505 approved on February 11, 1994 and Letter of Clarification dated June 24, 1994 shall remain as originally written.

Michael J. LoGrande
Advisory Agency



JIM TOKUNAGA
Deputy Advisory Agency

JT:SH:jjq

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, 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:

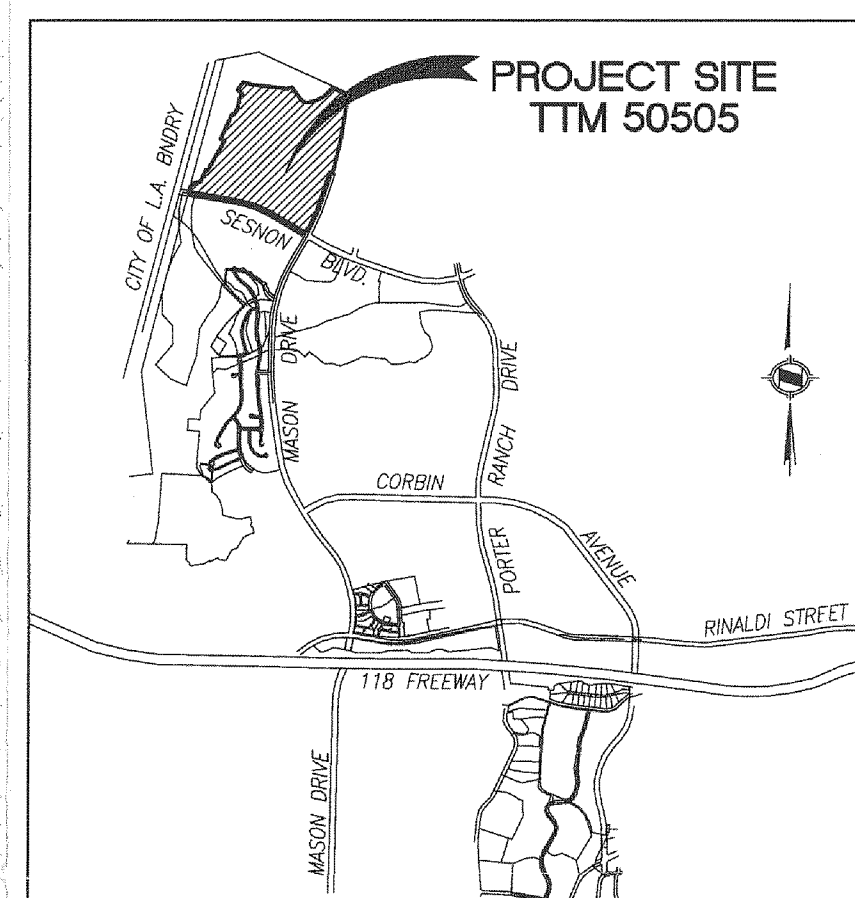
Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
(213) 482-7077

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

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

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

If you have any questions, please call Public Counter staff at (213) 482-7077 and (818) 374-5050.



VICINITY MAP
NOT TO SCALE

1. APN: 2701-001-040
2. Property Address: 20700 W. Sesnon Boulevard (Previously approved as 20651 Sesnon Boulevard)
3. Legal Description: A portion of Section 32, T. 3 N., R. 16 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.
4. General Plan Land Use: Very Low Int Residential
5. Specific Plan: Porter Ranch Land Use/Transportation Specific Plan, Subarea A1 Ordinance No. 166068, 173872, 175070, 175641 and 180083
6. Existing Zoning: [T] R-1
7. Existing Land Use: Vacant/Partially Graded
8. Proposed Land Use: Single-Family Residential
9. Total Gross Area: 106.6 Ac.
10. Total Net Area: 102.1 Ac. (Excludes Public Streets)
11. Total Lots: 309 Residential Lots
12. Approximate Earthwork Quantities: Cut = 3,061,600 CYS, Fill = 3,113,600 CYS. 52,000 CYS export to Vesting TTM 50507.
13. All interior streets to be private and improvements will be in accordance with 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 Sesnon Boulevard.
15. All storm drain lines shown are preliminary, final storm drain lines will be prepared prior to final map recordation.
16. Project site is located in a hillside area.
17. School District: City of Los Angeles Unified School District
18. Electric: 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. Cable: Time Warner
22. Gas: 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 tentative tract map per section 66456.1 of the State of California Government Code (Subdivision Map Act), as amended January, 2013.
26. Open Space/Homeowner's Slope Area = 26.9 Ac. Percent Open Space / Homeowner's Slope Area of VTM's 50505, 50507, 50508, 50509, and 50510 is 28.77%.
27. There are no protected trees and no other trees eight (8) inches or more in diameter on the subject site.
28. Tract development revised to include two water quality basins (Lots 310 and 311). The basins are not designed for infiltration of water into the subsurface soils and they will be sealed from infiltration. The reports will be reviewed under Lot No. 310.

*Includes landscape slope easement areas.

NON-RESIDENTIAL LOT SUMMARY

Lot No.	S.F.	Lot No.	S.F.
Common Area Lot - Water Quality Basin			
310	57,503	311	57,503
Common Area Lot - Debris Basin			
316	43,252		
Common Area Lot - Slopes/Trail			
312	153,611	314	4,403
313	48,378	315	37,319
Private Street Parcels			
A	166,837	J	33,821
B	34,973	K	36,901
C	21,475	L	34,973
D	22,228	M	24,292
E	41,706	N	43,458
F	107,775	O	34,624
G	18,200	P	1,298
H	33,652	Q	1,146
I	30,641	R	2,402

NOTE: LOT AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL MAP.

RESIDENTIAL LOT SUMMARY							
Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.	Lot No.	S.F.
1	20,550	81	12,403	161	7,344	241	7,821
2	20,089	82	7,500	162	7,089	242	8,013
3	20,271	83	7,822	163	8,375	243	8,079
4	23,081	84	8,085	164	11,339	244	7,742
5	20,121	85	7,200	165	7,482	245	8,104
6	20,530	86	7,514	166	7,619	246	8,208
7	20,062	87	7,325	167	7,162	247	8,411
8	20,162	88	7,720	168	7,093	248	8,612
9	24,603	89	7,535	169	7,095	249	8,659
10	20,296	90	7,993	170	8,009	250	7,741
11	21,087	91	7,626	171	9,516	251	8,289
12	20,632	92	7,308	172	7,308	252	8,344
13	20,031	93	8,038	173	10,043	253	13,426
14	20,051	94	7,941	174	26,852	254	8,839
15	20,326	95	11,926	175	14,200	255	8,744
16	20,044	96	12,168	176	7,396	256	8,870
17	20,043	97	8,839	177	7,808	257	7,430
18	33,414	98	7,762	178	8,179	258	7,125
19	20,315	99	7,447	179	12,459	259	7,481
20	20,219	100	7,378	180	8,686	260	7,536
21	20,427	101	7,835	181	7,137	261	7,592
22	21,744	102	7,260	182	7,020	262	7,647
23	20,979	103	7,467	183	7,277	263	7,607
24	20,691	104	8,222	184	7,000	264	9,005
25	20,047	105	9,063	185	7,348	265	8,240
26	20,077	106	10,269	186	7,262	266	8,200
27	32,562	107	9,510	187	11,654	267	7,457
28	26,452	108	8,028	188	10,872	268	13,553
29	20,570	109	18,968	189	7,161	269	11,969
30	21,301	110	13,486	190	7,165	270	8,368
31	23,394	111	7,550	191	7,184	271	7,882
32	23,104	112	7,232	192	7,202	272	7,499
33	22,144	113	7,819	193	7,220	273	7,235
34	27,783	114	8,135	194	7,238	274	7,359
35	27,768	115	7,929	195	7,256	275	7,490
36	20,206	116	7,375	196	7,275	276	7,624
37	21,050	117	8,085	197	7,293	277	7,753
38	20,368	118	7,733	198	7,311	278	8,882
39	21,561	119	7,126	199	7,329	279	9,212
40	20,271	120	7,076	200	7,399	280	8,805
41	13,796	121	7,066	201	7,903	281	8,677
42	9,350	122	7,176	202	8,309	282	9,280
43	7,997	123	8,015	203	8,946	283	17,060
44	7,531	124	13,670	204	9,208	284	13,940
45	7,260	125	10,771	205	12,391	285	11,513
46	7,570	126	8,092	206	16,945	286	8,828
47	7,520	127	7,160	207	7,898	287	8,582
48	8,439	128	7,072	208	7,117	288	7,945
49	8,435	129	7,092	209	18,747	289	7,568
50	8,476	130	7,112	210	12,187	290	7,630
51	9,811	131	7,131	211	10,201	291	7,708
52	8,046	132	7,140	212	9,363	292	7,786
53	8,520	133	7,104	213	9,467	293	7,828
54	11,666	134	7,105	214	8,963	294	7,941
55	16,005	135	7,108	215	11,915	295	7,794
56	7,193	136	7,111	216	13,001	296	8,913
57	7,471	137	8,207	217	8,129	297	12,449
58	7,095	138	8,831	218	8,838	298	10,750
59	8,162	139	20,691	219	8,654	299	7,506
60	7,463	140	20,252	220	9,654	300	7,524
61	7,138	141	7,442	221	9,466	301	7,347
62	7,041	142	8,792	222	10,905	302	7,252
63	7,229	143	8,493	223	10,399	303	7,232
64	7,830	144	7,259	224	10,566	304	7,142
65	9,052	145	7,090	225	29,632	305	7,253
66	20,038	146	7,088	226	13,347	306	7,255
67	12,892	147	7,108	227	10,110	307	7,186
68	7,713	148	7,128	228	9,985	308	7,092
69	7,664	149	7,149	229	9,125	309	7,130
70	7,183	150	7,169	230	8,400	310	91,942
71	7,765	151	7,189	231	7,492	311	57,603
72	7,421	152	8,427	232	7,433	312	153,611
73	7,715	153	8,925	233	7,972	313	51,338
74	7,537	154	7,811	234	8,062	314	4,403
75	7,523	155	11,961	235	7,665	315	37,319
76	8,196	156	8,295	236	7,518		
77	8,323	157	7,100	237	7,293		
78	12,189	158	7,100	238	12,554		
79	12,254	159	7,450	239	13,335		
80	21,602	160	7,614	240	7,723		

NOTE: LOT AREA ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL MAP.

STATISTICAL SUMMARY

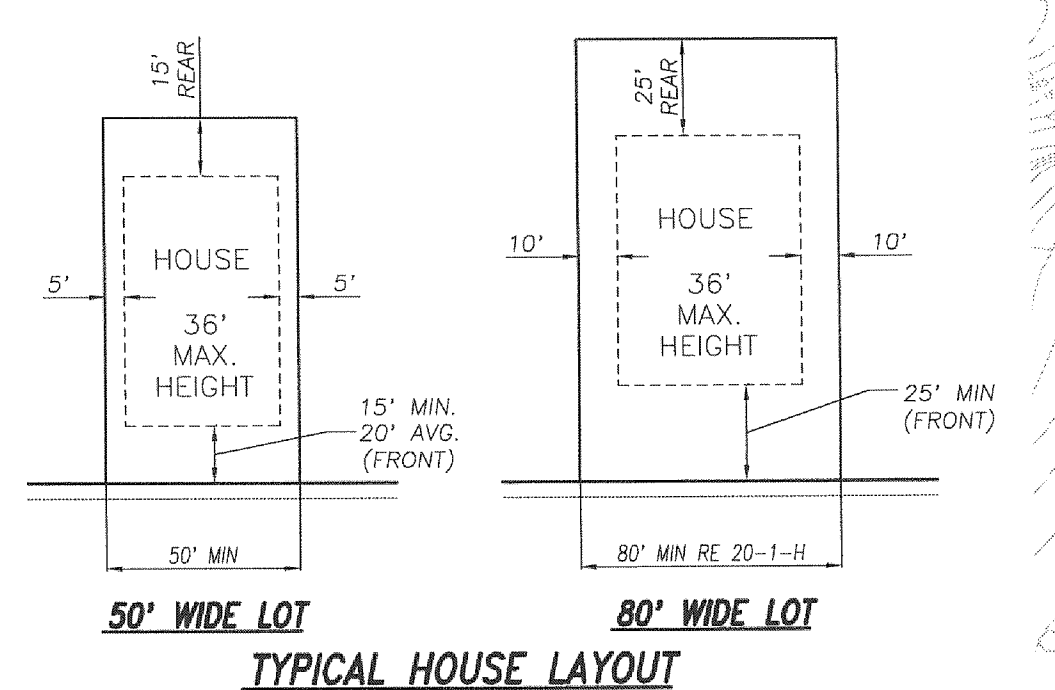
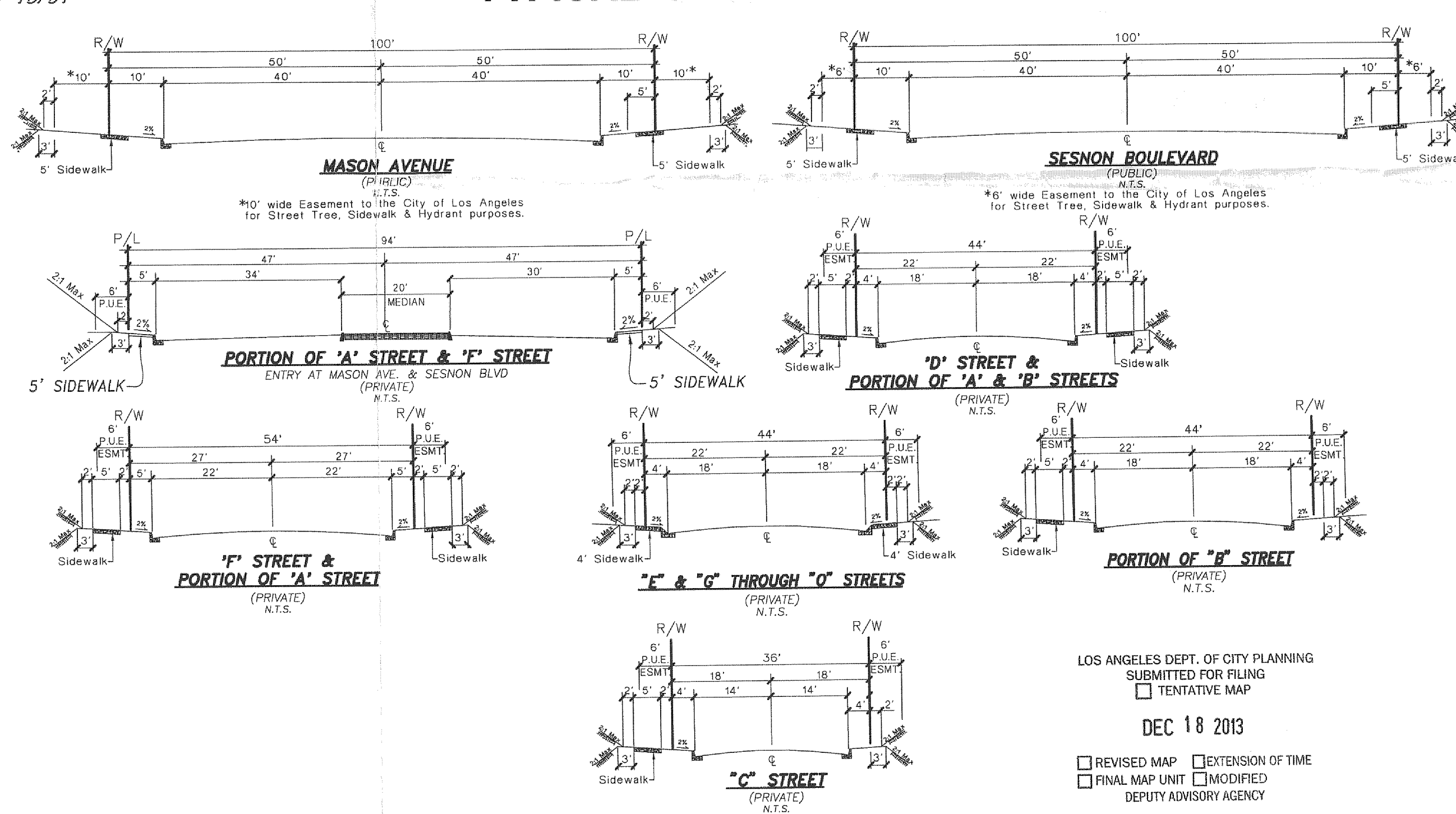
Lot / Parcel No.	Use	Acres
1-309	RESIDENTIAL LOTS - SINGLE-FAMILY	76.2 AC.
310-311	COMMON AREA LOT - WATER QUALITY BASIN	3.4 AC.
312-315	COMMON AREA LOT - SLOPES/TRAIL	5.7 AC.
316	COMMON AREA LOT - DEBRIS BASIN	1.0 AC.
A - O	PRIVATE STREETS	15.7 AC.
P, Q & R	EMERGENCY ACCESS	0.1 AC.
	MASON AVE. & SESNON BLVD. (PUBLIC STREETS)	4.5 AC.
TOTAL		106.6 AC.


LEGAL DESCRIPTION

BEING A SUBDIVISION OF A PORTION OF FRACTIONAL SECTIONS 31 AND 32, T. 3 N., R. 16 W., IN THE RANCHO EX-MISSION DE SAN FERNANDO, AS PER RECORDS IN BOOK 1, PAGES 605 AND 606, OF PATENTS, RECORDS OF LOS ANGELES COUNTY.

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.
DATE: 11/13/13

TYPICAL STREET SECTIONS



				DRAWN BY: JAM		PREPARED FOR: PORTER RANCH DEVELOPMENT COMPANY		 HUNSAKER & ASSOCIATES IRVINE, INC.		REVISED M1 VESTING TENTATIVE TRACT NO. 50505 PORTER RANCH		SHEET 1	
				DESIGNED BY: JW		11280 CORBIN AVENUE NORTHridge, CA 91324 PH (818)585-1125 FAX (818)368-1376		PLANNING ■ ENGINEERING ■ SURVEYING Three Hughes • Irvine, CA 92618 • PH (949) 583-1010 • FX (949) 583-0759				OF 1	
NO. DATE		REVISIONS		APPROVED		CHECKED BY: --							

Preliminary Plant Palette

BOTANICAL NAME COMMON NAME

COMMON AREAS:

TREES (Minimum 15 Gallon for Common Areas, Minimum 24" Box Street Trees):

ARJUTUS 'MARINA'	HYBRID STRAWBERRY TREE
CINNAMOMUM CAMPHOR	CAMPOR
CLIPANOPSIS ANACARDIODES	CARROT WOOD
ERYTHRODIA DEFLEXA	BONZE LOQUAT
LIQUIDAMBER ROTUNDOLOBA	SWEET GUM
LAGESTROEMIA X FAUREI	CRABE MYRTLE
LIGUSTRUM LUCIDUM	GLOSSY PRIVET
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
PLATANUS RACEMOSA	WESTERN SYCAMORE
PRUNUS CERSIFERUS 'VESUVIUS'	PURPLE LEAF PLUM
PYRUS CALLERYANA	ORNAMENTAL PEAR
QUERCUS AGRIPOA	COAST LIVE OAK
RAPIHOLEPS 'MAJESTIC BEAUTY'	INDIA HAWTHORN
RHUS LANCEA	AFRICAN SUMAC
TRISTANIA CONFERTA	BRISBANE BOX

SHRUBS (Minimum 1 Gallon):

AGAPANTHUS AFRICANUS	LILY OF THE NILE
AGAVE SPECIES	AGAVE
ALOE SPECIES	ALOE
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH
DIETES VEGETA	FORTNIGHT LILY
ESCALONIA FRADESI	PINK ESCALONIA
FEJOA SELLOWIANA	PINEAPPLE GUAVA
HEMEROCALLIS HYBRID	EVERGREEN DAYLILY
PHOTINIA FRASERI	RED-TIPPED PHOTINIA
PHORAILLON SPECIES	NEW ZEALAND FLAX
PITTOSPORUM C. COMPACTUM	PITTOSPORUM
PITTOSPORUM TOBIRA	HOCK ORANGE
PRUNUS C. BRIGHT & TIGHT	CALIFORNIA CHERRY (green)
RAPIHOLEPS INDICA 'CLARA'	DWARF INDIA HAWTHORN
RAPIHOLEPS INDICA 'SPRINGTIME'	INDIA HAWTHORN
ROSE 'CARPET RED'	CARPET ROSE
STRELITZIA REGINEA	BIRD OF PARADISE
XYLOSMA C. 'COMPACTA'	DWARF SHINY LEAF XYLOSMA

LOW SPREADING SHRUBS (Minimum 1 Gallon):

BOUGAINVILLEA SPECIES	BOUGAINVILLEA
CARISSA M. 'PROSTRATA'	DWARF NATAL PLUM
MYOPORUM 'PUTAH CREEK'	PROSTRATE MYOPORUM
ROSEMARINUS PROSTRATA	DWARF ROSEMARY
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE

MANUFACTURED SLOPE PLANTING:

TREES (Minimum 15 gallon):

ARJUTUS 'MARINA'	HYBRID STRAWBERRY TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
POPULUS NIGRA 'ITALICA'	LOBLODY POPLAR
QUERCUS AGRIPOA	CALIFORNIA LIVE OAK
TRISTANIA CONFERTA	BRISBANE BOX

SHRUBS (Minimum 1 Gallon):

AGAVE AMERICANA	BLUE AGAVE
BACCHARIS 'THOMPSON'	COTONNEAR
COTONEASTER LACTEUS	COTONEASTER
HETEROMELES ARBUTIFOLIA	TOYON
MYOPORUM 'PUTAH CREEK'	DWARF MYOPORUM
RHUS OVATA	SUGAR BUSH
ROSEMARY PROSTRATUS	DWARF ROSEMARY

STREETSCAPES:

TREES (Minimum 24" Box):

ARJUTUS 'MARINA'	HYBRID STRAWBERRY TREE
CINNAMOMUM CAMPHORA	CAMPOR TREE
CLIPANOPSIS ANACARDIODES	CARROT WOOD
PLATANUS X A. 'BLOODGOOD'	LONDON PLANE TREE
TRISTANIA CONFERTA	BRISBANE BOX

PARKWAY SHRUBS (Minimum 1 Gallon):

CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH
HEMEROCALLIS HYBRID	HYBRID DAYLILY
RAPIHOLEPS 'CLARA'	DWARF INDIA HAWTHORN
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE

SODDED TURF (Recreation Area only):

WATER CONSERVING TALL-TYPE FESCUE

MANUFACTURED SLOPE PLANT MATERIAL NOTES

- TOTAL NUMBERS OF PLANTS SHALL AVERAGE ONE SHRUB PER 100 SQUARE FEET AND ONE TREE PER 400 SQUARE FEET OF LANDSCAPE SLOPES.
- PLACEMENTS/ARRANGEMENTS OF PLANT MATERIALS SHALL PROVIDE VERTICAL AND HORIZONTAL RELIEF ON THE SLOPE.
- DROUGHT TOLERANT PLANT MATERIALS UTILIZED SHALL BE FROM SIMILAR CLIMATES AND COMPATIBLE TO NATIVE MATERIALS.
- FINAL PLANT MATERIAL SELECTIONS SHALL BE BASED ON EFFECTIVENESS FOR EROSION CONTROL, FIRE RESISTANCE AND DROUGHT RESISTANCE.
- MINIMUM OF 50% OF TREES TO BE 15 GALLON SIZE OR LARGER.



Conceptual Landscape Plan

TRACT No. 50505
PORTER RANCH

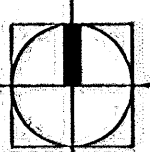
VTT 50505

REVISED
MAP

Landscape Architecture
Cannery Lofts
507 30th Street
Newport Beach, CA 92663
(949) 675-9964



DECEMBER 4, 2013



Scale: 1" = 100'

0 50' 100' 200'

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
CITY PLANNING
221 N. FIGUEROA STREET
LOS ANGELES, CA 90012-2501

CITY PLANNING
COMMISSION

PETER M. WEIL
PRESIDENT
ROBERT L. SCOTT
VICE-PRESIDENT
JORGE JACKSON
MARNA SCHNABEL
NICHOLAS H. STONNINGTON

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 580-5234



RICHARD J. RIORDAN
MAYOR



2280-250

EXECUTIVE OFFICES
16TH FLOOR

CON HOWE
DIRECTOR
(213) 580-1160

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 580-1163

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 580-1165

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

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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

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VICE-PRESIDENT

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DEPARTMENT OF
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(213) 237-1818
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DATE: JUN 24 1994

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

Engineering Technology, Inc.
14148 Magnolia Boulevard
Sherman Oaks, CA 91423

Re: Vesting Tract No. 50505
Council District No. 12

LETTER OF CLARIFICATION

On February 11, 1994, in accordance with the provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Vesting Tentative Tract No. 50505 located at 20651 Sesnon Boulevard.


It has been discovered that inadvertently the fifth paragraph on page 24 under "NOTES" was included. This is a standard provision which pertains to multi-family developments. Since this is a single family subdivision the Letter of Decision should be changed to delete the following:

"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- 12.29- of the-LAMC-"

All other conditions remain as written.

Very truly yours,

Con Howe
Advisory Agency


DARRYL L. FISHER
Deputy Advisory Agency

DLF:mjd
MSC0947.SUB/SUBDIV/MISC



CITY OF LOS ANGELES
CALIFORNIA



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DECISION DATE: FEB 11 1994

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

Engineering Technology Inc.
14148 Magnolia Boulevard
Sherman Oaks, CA 91423

Re: Vesting Tract No. 50505
Council District: 12
Existing Zone: [T]RE-1
Community Plan: Chatsworth-
Porter Ranch
EIR No. 88-0026(SP)(ZC)(GPA)
Fish & Game: Not Exempt

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting* Tentative Tract No. 50505 located at 20651 Sesnon Boulevard west of Mason Avenue for a maximum 220-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 Mason Avenue along the southeasterly tract boundary to complete a 50-foot wide half street dedication in accordance with Major Highway Standards.
2. That a 50-foot wide strip of land be dedicated for Sesnon Boulevard along the southwesterly tract boundary to complete a 50-foot wide half street dedication in accordance with Major Highway Standards including a 20-foot radius property line return at the intersection with Mason Avenue.
3. That 54-foot wide private street easements be provided for a "A" Street and "O" Street easterly of "A" Street including a 15-foot radius easement line returns at their intersections.

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



4. That a minimum 94-foot and variable width private street easement be provided at the "A" Street entrance with Sesnon Boulevard including a 20-foot easement line returns at the intersection satisfactory to the City Engineer.
5. That a minimum 70-foot and variable width private street easement be provided for "O" Street entrance with Mason Avenue including a 20-foot radius easement line returns at the intersection satisfactory to the City Engineer.
6. That 44-foot wide private street easements be provided for "B" Street southerly of "E" Street, "C", "D", "E", "F", "G", "H" / "I", "J", "M", "N" Streets, "K" Street northwesterly of "G" Street, "L" Street southeasterly of "N" Street, "P" Street and "Q" Street including 15-foot radius easement line returns at their intersections and 39-foot radius easement line cul-de-sacs at their termini all satisfactory to the City Engineer.
7. That a 36-foot wide private street easements be provided for "B" Street northerly of "E" Street, "K" Street southeasterly of "G" Street, "L" Street north-westerly of "N" Street, "O" Street northwesterly of "A" Street, including 15-foot radius easement lines at the intersections and 39-foot radius easement line cul-de-sacs at their termini all satisfactory to the City Engineer.
8. That sanitary sewer easements be dedicated full-width of the proposed private streets.
9. That the private street easements be made part of the adjoining lots to the satisfaction of the City Engineer.
10. 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 street free and clear of obstructions and in a safe condition for vehicular use at all times.
11. That the private streets be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code (Private Street Regulations).
12. 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.
13. 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.

14. That the effected lots be restricted by the final map against vehicular access from Sesnon Boulevard and Mason Avenue.
15. 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.
16. That if necessary, a variable-width sidewalk easements be dedicated along Sesnon Boulevard and Mason Avenue adjoining the tract to provide for the meandering sidewalks on alignments satisfactory to the City Engineer.
17. 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 Browns Creek.
18. That the following requirements in connection with grading and construction in and adjacent to public rights of way and private streets be complied with in a manner satisfactory to the City Engineer:
 - a) Cut or fill slopes should be no steeper than 1-1/2:1 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 potentially expansive soil which may underlie public property and private streets. This method proposed must be approved by the City Engineer prior to the approval 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 of 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 that daylight adversely-dipping bedding shall be supported by either a retaining wall or designed buttress fill.
 - i) All landslides, affecting private streets or utility easements, shall be removed or stabilized. Slopewash deposits along the western boundary of the tract should be analyzed at final design to confirm the absence of landslide debris and deposits susceptible to debris flow.
 - 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 April 30, 1991 by the consulting geologist, George R. Larson (CEG 161) and geotechnical engineer, William A. Ciridon (GE 217) of GeoSoils, Inc. shall be implemented.
19. 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 geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. 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) The design of the proposed water tank foundation shall provide the required 40-foot horizontal setback to the face of slope in a manner acceptable to the Department of Water and Power.
 - d) The possible landslide feature northerly of Lot 174 shall be investigated by the consultants and on-site landslide debris and potentially unstable slopes corrected. Unstable conditions extending onto the property shall be identified and held separate from the residential lots and placed into an open-space or common lot.
 - e) Natural slopes exceeding 1 1/2:1 in gradient and descending from daylight cut pads shall be more completely investigated by the private consultants and recommendations for slope stabilization or building setbacks shall be submitted where necessary to insure the stability of the pad perimeter.

- f) all graded slopes shall be no steeper than 2:1.
- g) All recommendations of the April 30, 1991 Geologic and soil Engineering Report by Geosoils shall be incorporated into the plans.
- h) Detailed buttress design and calculations shall be submitted to the Grading Division for approval prior to issuance of grading permits.
- i) Suitable arrangements shall be made with the Department of Public Works for the proposed construction with in a natural watercourse.
- j) Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Department and the Department of Public Works.
- k) Proposed fill over cut slopes shall be overexcavated and replaced with a uniform fill slope.
- l) A grading permit shall be secured and a grading bond posted.
- m) A copy of the subject and appropriate reference reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
- n) Secure the written consent from all owners upon whose property the proposed grading is to extend.
- o) 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.
- p) 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.
- q) Any unsupported shale planes, either existing or exposed by grading, shall be supported by a designed retaining wall or buttress fill.

- r) All slide, slump and creep debris shall be removed unless approved individually by the geologist, soils engineer and the Department of Building and Safety.
- s) All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the the latest version of ASTM 1557.
- t) Subdrains must be installed in all natural drainage courses within which compacted fill is to be placed.
- u) 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.
- v) All graded slopes are subject to erosion and shall be planted and an irrigation system installed conforming to Section 91.7007.
- w) All roof and pad drainage shall be conducted to the street in an acceptable manner. The horse-keeping pads below the principal lot grade shall be drained to an approval channel drain within the equestrian trail easement and conducted to standard downdrains at approved locations. The trail drainage may outlet into a natural drainage course acceptable to the Department of Public Works.
- x) All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device.
- y) Footing 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.
- z) The dwelling shall be located no closer to the toe of the slope than permitted by Code Section 91.2907(d)2.
- aa) 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.
- ab) Special foundation designs shall be submitted to the Department for approval prior to construction.
- ac) The dwelling shall be connected to the public sewer system.
- ad) The maintenance of open space areas shall be provided by the Homeowner Association, inclusive of the proposed debris basins located at natural water course outlets on residential areas. A licensed civil engineer shall perform annual inspections prior to the rainy seasons to insure the operation and functioning of all drainage control devices under their responsibility.

- ae) In fill areas greater than 50 feet, the fill below 50 feet of finish grade shall be compacted to 95 percent relative compaction. This depth shall be reduced to 35 feet for valleys where the fill-bedrock-contact is steeper than 1 1/2:1. these conditions are shown on figures 1 and 2 of the referenced report.
- af) The Geologic Map indicates a formation as TQsw and the explanation shows it as TQsw. This inconsistency shall be corrected on the final map.
- ag) Prior to the placing of compacted fill, a representative of the consulting Soils Engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the city Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the City Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed with the Department upon completion of the work. The fill shall be placed under the inspection and approval of the Foundation Engineer. A compaction report shall be submitted to the Department upon completion of the compaction..
- ah) All field density tests shall be done in accordance with ASTM D-1556-90 (minimum 6 1/2 inch diameter cone).
- ai) If import soils are used, no footing shall be poured until the Soils Engineer has submitted a compaction report containing in-place shear test data and settlement data to the Department, and obtained approval.

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.

20. 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 Tact 50508 and 50509. The following mitigation program also assumes implementation of transportation mitigation measures that were required a s 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, 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 indicate 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").
21. That a revised map be submitted satisfactory to the Advisory Agency and City Engineer showing 24 common open space lots, and a maximum of 220 single-family lots of which a minimum of 40 lots for horsekeeping lots, 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 70-foot and 8,400 square feet respectively, except all horsekeeping lots shall provide a minimum lot width of 80 feet and 20,000 square feet in lot area.
 22. 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 220 dwelling units of which a minimum of 40 lots be provided for horsekeeping lots. (MM)
- b. Provide a minimum of 2 parking spaces within a private garage plus one guest parking space per 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 Mason Avenue (and are within 100 feet as measured from the outermost traffic lane of Sesnon Boulevard and Mason Avenue) 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). (MM)
- 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 Nos. 476, 483 and 487 located in the adjoining public open space area north from the project site as shown on Tree map dated June 17, 1991 prepared by Poly Associate be replaced 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)

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.

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.

If any oak tree roots are exposed during grading, they shall be properly pruned in accordance with the Horticultural consultant's recommendation.

That prior to issuance of demolition permits or grading permits, whichever occurs first, a copy of the oak tree report dated June 17, 1991, prepared by Poly Associate, 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.

- n. That all mitigation measures of the Monitoring and Reporting Program required under Condition No. 51 be strictly complied with. (MM)

23. That the Quimby fee be based on the RE Zone.

24. 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.

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.) (MM)

25. 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.

26. 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.

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).

27. 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.

28. 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)

29. 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. 8 above (Covenant and Agreement).
30. That the tract be permitted to record with final map units in a number and sequence satisfactory to the Advisory Agency.
31. 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)
32. 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.

33. 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.

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 prior to the recordation of the final map, the subdivider shall construct or suitably guarantee to the satisfaction of the City Engineer a public equestrian trail improved with approximately 4-foot-high galvanized pipe railing along both sides, with a minimum 12-foot-wide clearance between railings with an 8-foot landscape separation on both sides of trail, and openings as necessary, per Porter Ranch Design Review boards recommendation and 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.
36. A Homeowners association shall be established and charged with the management and maintenance of street trees, 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)
37. The horsekeeping lots (Nos. 109-128, 167-181 and 212-220) shall conform to the following: (MM)
 - a. A minimum 2,000 contiguous square-foot level area with a slope no greater than 2%, 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 feet 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).

- b. 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 minimum 9,000 square feet of level building pad for the residential structure (Building and Safety construction type: Type IV or V), 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)
38. That a 12-foot-wide strip of land in all horsekeeping lots (Nos. 109-128, 167-181 and 212-220) be dedicated for private equestrian trail easement for the tract, except in the lot Nos. 216-219 and common open space lots Nos. 221,243 and 244 be dedicated for public equestrian right-of-way easement, satisfactory to the City Engineer and the Advisory Agency. (MM)
39. 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)
40. That the open space areas that will remain as natural slopes be protected during grading operations.
41. 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)

42. That prior to recordation, the subdivider submit covenants, conditions and restrictions establishing a maintenance easement on the private horse trails within the tract boundary and slope areas (common open space Lot Nos. 221-244) which totally restricts its use. The covenants, conditions and restrictions shall indicate that no structures, fences, equipment, etc., may be placed in this equestrian easement area, unless approved by the Advisory Agency. (MM)
43. 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)
44. 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)
45. All utilities installed by the applicant shall be placed underground, where physically feasible as determined by the Advisory Agency. Further, the existing Southern California Edison transmission lines running north/south through the tract shall be placed underground in a feasible phased program to the satisfaction of the Advisory Agency. (MM)
46. That prior to recordation, the tract developer must make arrangements to design and install a one million gallon water tank and pumping station which will be necessary to supply water to this subdivision. The existing Susana tank will supply water only up to pad elevation of 1625 feet USGS datum. The design and construction of new water distribution mains and other facilities will be performed either by the Department or the tract developer. The Developer should contact the Department to coordinate the details of supplying water to this tract. (MM)
47. The Developer must transfer title of that portion of the property on which the proposed tank site is located and the access road to the tank to the Department of Water and Power. (MM)
48. That suitable evidence be submitted to the City Engineer and the Advisory Agency establishing legal lot lines for the proposed northerly and westerly boundary lines. (MM)
49. Parking shall be prohibited and the applicant shall provide bike lanes which consist of five foot wide lanes in the following streets immediately adjacent to the curb.
 - a. Mason Avenue
 - b. Sesnon Boulevard
50. 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-foot 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 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)

51. 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. 22a-22h, 22j-22n, 24, 26-28, 34, 37-39, 41-48 and 50 of the tract approval, taking into consideration any modified and additional mitigation measures required by the Planning Commission and/or City Council.
52. 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 clipping. 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 materials.
 - 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 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 from 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) Storm drain facilities to outlets satisfactory to the City Engineer.
 - 2) Retention Basin.
 - 3) Debris Basin.
- j) Grade Mason Avenue, 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 minimum 5-foot meandering concrete sidewalk.
 - 2) Suitable surfacing to join and complete a 40-foot roadway.
 - 3) The necessary transition to join the existing improvements satisfactory to the City Engineer.
- l) Improve Mason Avenue being dedicated and adjoining the tract by the construction of the following:
 - 1) A concrete curb, a concrete gutter, and a minimum 5-foot meandering concrete sidewalk.
 - 2) Suitable surfacing to provide a 42-foot half roadway.
 - 3) Any necessary removal and reconstruction of existing improvements satisfactory to the City Engineer.
- m) Improve the 54-foot wide private streets being provided by the construction of the following:
 - 1) Concrete curbs, concrete gutters, and 5-foot concrete sidewalks.
 - 2) Suitable surfacing to 44-foot roadways.
- n) Improve the 44-foot wide 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-sacs at their termini satisfactory to the City Engineer.
- o) Improve the 36-foot wide private streets being provided by the construction of the following:
 - 1) Concrete curbs, concrete gutters and minimum 5-foot concrete sidewalk on the side of residential development and grade the opposite side.
 - 2) Suitable surfacing to provide 28-foot roadways.
 - 3) Suitable improvements of the 35-foot curb radius cul-de-sac at their termini satisfactory to the City Engineer.
 - p) Improve the "A" Street and "O" Street entrances with Sesnon Boulevard and Mason Avenue respectively, being provided by the construction of the following:
 - 1) Concrete curbs, concrete gutters and 5-foot concrete sidewalks.
 - 2) Suitable surfacing to provide minimum 20-foot unobstructed roadways on both sides of the entrances islands 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.

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 (CEQA)

In making the decision to approve Vesting Tentative Tract No. 50505, 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. 50505.

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 50505 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) and as specified in Condition No. 31 of this tract approval.

FINDINGS OF FACT (Porter Ranch Specific Plan)

The adopted Porter Ranch Specific Plan, Ordinance No. 166,068, designates the subject property as Subarea A of the Single Family Area, which consists of approximately 108 acres. The proposed development of 220 single family dwelling units and 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 placed underground where physically feasible (Section 8F1).

In accordance with the provisions of LAMC Section 17.05 H 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% 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 area 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 adjoining 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 improvement 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 (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract No. 50505, 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 II residential density with (a) corresponding zone(s) of [T]RE-1. The property contains 4,447,490 net square feet excluding street dedication(s) and is presently zoned [T]RE-1. The proposed development of 220 single-family dwelling units is allowable under the corresponding adopted Plan zone.

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

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

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

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

The site is one of the many unimproved properties in the vicinity.

The site is located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. Mitigation measures are required as conditions of tract approval.

The Department of Building and Safety, Grading Division, has conditionally approved the tract map with 35 conditions.

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.

However, measures are required as part of this approval which will mitigate the above mentioned impact(s) to a level of insignificance.

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.

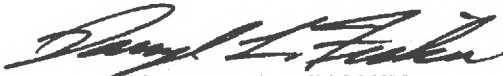
No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (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. 50505.

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.

50505.TT/WPCPID/TT