VESTING TENTATIVE TRACT CONDITIONS OF APPROVAL  
(as modified by PLUM Committee on September 24, 2019)

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

Any questions regarding this report should be directed to Mr. Georgic Avanesian or Julia Li of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8431 or 808-8588.

1. That minimum 40-foot wide private street easements be provided for the proposed private street Calle Milagros and Private Street “A”, including a 15-foot radius property easement returns at the intersection with Old Santa Susana Pass all on alignments satisfactory to Valley District Engineering Office.

2. That a minimum 51-foot wide private street easement be provided for the proposed private street Bee Canyon Road, including 15-foot radius property easement returns at the intersection with Calle Milagros and Private Street “A”, all on alignments satisfactory to Valley District Engineering Office.

3. That sanitary sewer easement be dedicated full-width of the proposed private streets.

4. That the private street easement be part of the adjoining parcels.

5. 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 area for all the lots within this tentative tract map and all the lots within the Tract No. 62958 upon the sale of the subdivision and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times.

6. That a Covenant and Agreement be recorded stating that private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code (LAMC) “Private Street Regulations”.

7. That Private Street name be approved and be shown on the final map prior to the recordation of the final map satisfactory to the City Engineer.

8. That Los Angeles County Public Works review and approve the vesting tentative tract regarding any private drainage discharge to the Santa Susana Creek including any necessary permits to use the existing bridge connecting two portions of the proposed Lot 19.

9. That all necessary private street easement documents shared with this tentative tract and with the lots 1,2,3,4 and 5 of the Tract No. 62958 be reviewed by the surveying division prior to the recordation of the final map.

10. That proposed Lot No. 19 be allowed to apply for septic tank Satisfactory to the Building & Safety Grading Division.
Note: No public sewer connection is available for Lot 19. In the event an on-site Wastewater Treatment System is not approved the construction of mainline and house connection with suitable easement will be required prior to recordation of the final map.

11. That Farralone Avenue (Private Street) adjoining proposed Lot No.19 not be shown on the final map.

12. That a Covenant & Agreement be recorded stating: “that Lot No.19 will take legal and physical access including the vehicular access only from Bee Canyon Road (Private Street) “Farralone Avenue is not approved as private street as part of this subdivision. For the purpose of address and Building Permits Lot No.19 shall have no frontage on the proposed private street Farralone Avenue.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

13. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Geology and Soils Report Approval dated October 4, 2016, Log No. 94873 and attached to the case file for Tract No. 74478.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.

14. 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. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.

   b. Provide a copy of CPC case CPC-2016-3174-ZC. Show compliance with all the conditions/requirements of the CPC case as applicable.

   c. Zone Change must be recorded prior to obtaining Zoning clearance. Show compliance with Proposed Zone lot area and lot width requirements.

   d. Proposed building envelope area for Lots 5, 14-16 does not comply with maximum Residential Floor Area requirement for proposed RA-1 Zone (20% net lot area or
5,000 sf. whichever is greater for the Guaranteed Minimum RFA requirement). Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

e. Proposed building envelope area for Lots 18-19 does not comply with BHO requirement for proposed RA-1 Zone (13% net lot area for the Guaranteed Minimum RFA requirement). Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

f. Obtain private street approval for vehicular access outside of tract boundary for Proposed Lots 10, 11, 12, 13 and 14.

g. Private Street shall comply with both Fire Department and Bureau of Engineering conditions.

h. 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. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication(s).

Notes:
This property is located in a Liquefaction Zone.

Shall comply with Equine Keeping in the City of Los Angeles per ZI-2438 during plan check.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

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

DEPARTMENT OF TRANSPORTATION
If you have any questions, you may contact Brandon Wilson at (818) 374-4691 or at Brandon.Wilson@lacity.org.

15. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

a. A driveway apron width of W=26 feet is required for single family residential sites taking direct access to a 3 car garage and a driveway apron width of W=18 feet is required for all other single family residential sites with direct street access.

b. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and
Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.

c. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

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 (818) 374-4351. You should advise any consultant representing you of this requirement as well.

16. 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:
   a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
   b. 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.
   c. 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.
   d. Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be considered as a buffer between the brush and the proposed project.
   e. All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Fire Department.
   f. All homes shall have noncombustible roofs. (Non-wood)
   g. 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.
   h. Access for Fire Department apparatus and personnel to and into all structures shall be required.
   i. 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.
j. 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.

k. 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.

l. 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.

m. Submit plot plans indicating access road and turning area for Fire Department approval.

n. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.

o. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

p. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

q. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

r. Standard cut-corners will be used on all turns.

s. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

t. 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.

u. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

v. Private roadways for general access use shall have a minimum width of 20 feet.

w. 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.

x. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
DEPARTMENT OF WATER AND POWER

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, CA 90051-5700 or (213) 367-1275.

17. 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. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see Condition S-3.(c) where applicable.

18. 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.

BUREAU OF SANITATION

Questions regarding the Wastewater Collection Systems Division of the Bureau of Sanitation clearance should be directed to Edgar Morales at (323) 342-6041.

19. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found potential problems to their structure or potential maintenance problem, as stated in the memo dated December 1, 2016. There are easements contained within the property and any proposed development in close proximity to the easements must secure Department of Public Works approval. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

20. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.
DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 N. Figueroa St. Suite 400, Los Angeles, CA 90012-0328. Please contact Park Fees staff at (213) 202-2682 for any questions or comments, at your convenience.

21. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Quimby Fee based on the RA Zone.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

22. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the Department of City Planning and the Urban Forestry Division of the Bureau of Street Services. A minimum of 4 trees (a minimum of 48 inch box in size if available) shall be planted for each one protected tree that is removed. The canopy of the protected trees planted shall be in proportion to the canopies of the protected trees removed per Ordinance No. 177,404, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency.

Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, and can be requested at planning.lacity.org.

23. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

a. Use. Limit the proposed development to a maximum of 19 single-family dwelling lots.

b. Parking. Provide a minimum of 2 covered off-street parking spaces per dwelling unit. Lots with less than 50 feet frontage shall have one guest parking provided on site.

c. Private Street – Pedestrian Improvements. The map shall be revised to provide a 5 foot sidewalk along the northern side of Calle Milagros, a 5 foot sidewalk along both sides of Bee Canyon Road, and a 5 foot sidewalk along both sides of A Street.

d. Private Gates. No security gates shall be permitted within the private streets or along the Old Santa Susana Pass Road frontage.

e. Landscape Buffer. The walls along Old Santa Susana Pass Road shall be set back 5 feet in order to provide a landscape buffer which will soften the appearance of the wall. Trees shall be planted within this buffer, at least one (1) tree every 35
linear feet. Shrubbery, climbing plants, vines, green walls, or berms shall also be used to soften the appearance of the wall.

f. **Wilson House Visibility and Wall Limitations.** As the historic Wilson House is oriented towards Old Santa Susana Pass Road, an ornamental iron view fence including pilasters matching the perimeter wall placed at a distance not more than 40 feet apart shall be provided along the Old Santa Susana Pass Road frontage. Such fence shall be situated 5 feet off the sidewalk to accommodate additional landscaping to match the rest of the project frontage and be designed in such way to not obscure the view of the Wilson House. Further, a pedestrian access gate shall be provided along Santa Susana Pass Road in front of and near the entry of the Wilson House.

*(Modified by PLUM Committee on 9/24/19)*

g. **Equine Trail Gates.** No gates shall be permitted within the Public Equestrian trails to limit access to the public.

h. **Utility locations.** The subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of any utilities (transformers, fire hydrants, etc.), to ensure utilities are not located within the required Public Equestrian trails.

i. **Low Impact Development.** Best Management Practices (BMPs) shall prioritize inground infiltration such as bioswales, as feasible, as opposed to planter boxes and rain gardens. Additionally, the associated LID plan shall be revised to utilize different methods of on-site stormwater water retention on Lots 14 – 18 to ensure that that retention methods do not conflict with equestrian access to the equine keeping areas at the rear of the abovementioned lots.

j. **Prohibited Use of Anticoagulant Rodenticides.** During construction activities and upon project occupancy, the use of anticoagulant rodenticides which has the potential to significantly degrade biological resources, shall be prohibited throughout the tract. The HOA in common areas and individual property owners on their properties, shall use nonpoisonous methods to control rodent pests, include sealing entrances to buildings, sanitizing property, removing rodent habitats, such as ivy or wood piles, setting traps, and erecting raptor poles or owl boxes. The above prohibition shall be clearly described and distributed to home buyers through their home purchase contracts and CC&Rs.

k. **Landscape Materials.** Invasive, exotic plant species shall be prohibited as part of the landscape plan for the Project. The invasive plants to be prohibited from use in landscaping shall include any of the plant species rated as “High” or “Moderate” in the California Invasive Plant Inventory Database, which is maintained by the California Invasive Plant Council (Cal-IPC). This prohibition will be included in the Covenants, conditions and restrictions (CC&Rs) for future residents *(PDF-Bio-1).*

l. **Tree Preservation Plan.** Prior to the issuance of any permits, a Tree Preservation Plan shall be submitted to the Valley Project Planning Bureau for review and approval, which identifies the protection of trees where no structure, driveway, or
paved areas are required. At a minimum, the following trees shall be preserved as identified in the Tree Report dated November 6, 2018:

Trees #3-#5 – Coast Live Oak (39", 17.5"-20", and 35" Bases, Fair and Good Condition)
Tree #9-#10 – Coast Live Oak (36" and 40" Bases, Fair Condition)
Tree #13 – Rubber Fig (9" Base, Fair Condition)
Tree #14 – Deodar Cedar (35" Base, Fair Condition)
Tree #18 – Ginkgo (12" Base, Good Condition)
Tree #32 – California Pepper (30" Base, Fair Condition)
Trees #64-65 – Coast Live Oak (6-10" and 15" Bases, Fair - Poor Condition)
Tree #67, #69, #70 – Coast Live Oak (10", 6", and 14" Bases, Fair Condition)
Tree #68 – California Pepper (22" Base, Fair Condition)
Tree #71– Coast Live Oak (3"-4", Fair Condition)
Tree #75 – California Pepper (30" Base, Fair Condition)
Tree #77 – Coast Live Oak (16" Base, Fair Condition)
Tree #78 – Mexican Elderberry (16"-18" Base, Fair Condition)
Tree #83 – California Pepper (16" - 30" Bases)
Trees #84-#91 – California Pepper (8"-30" Bases, Fair – Poor Condition)
Trees #92-#101 – California Pepper (8"-20" Bases, Fair – Poor Condition)
Trees #102-#103 – Coast Live Oak (7" and 28" Bases, Fair Condition)
Tree #104 – Mexican Elderberry (20" Base, Poor Condition)
Tree #105 – Olive (12" Base)
Tree #109 – Coast Live Oak (26" Base, Fair Condition)
Tree #110 – California Pepper (14" Base, Fair Condition)
Tree #112 – California Pepper (20" Base, Fair Condition)
Trees #124-#126 – Coast Live Oak (12-14" Bases, Fair Condition)
Tree #140 – California Pepper (15" Base, Fair Condition)
Tree #148 – California Pepper (8" Base, Fair Condition)

(Modified by PLUM Committee on 9/24/19)

Trees which are removed shall be replaced with a 1:1 ratio with native tree species, such as the trees listed on the ‘Native Plants for Heavy Soils’ list from the Theodore Payne Foundation for Wild Flowers and Native Plants (https://theodorepayne.org/learn/guides/).

m. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yards.

n. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

o. 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.

24. Prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. CPC-2016-3174-ZC shall be submitted to the satisfaction of the Advisory
In the event that Case No. CPC-2016-3174-ZC is not approved, the subdivider shall submit a tract modification.

25. Prior to the issuance of the building permit or the recordation of the final map, the subdivider shall prepare and execute a separate Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

a. **Public Equestrian Trails (Publicly Accessible Open Space/Privately Owned and Maintained).** The following public equestrian trails shall be depicted on the Final Map and shall be constructed consistent with the BOE Standard Detail for Equestrian Trails, prior to the recordation of the map, or suitably guaranteed to the satisfaction of the City Engineer and Deputy Advisory Agency:

   i. **Southerly Trail.** A 12-foot wide easement along Bee Canyon Road, along the western side of Lots 6 and 13. A break in railing shall be provided halfway between A Street and Calle Milagros, in order to create a railing access point for equine access.

   ii. **Northerly Trail.** A 12-foot wide easement along Bee Canyon Road, along the western side of Lot 1. A gate, a minimum of four (4) feet in width, shall be provided along the westerly property line of Lot 1 in order to provide equestrian access to the trail from the rear portion of the yard. Said gate shall open inwards or shall slide open, so as not to obstruct the trail. The equestrian trail may cross the future sewer easement at a 90 degree angle out to Bee Canyon Road, as long as it remains a free and clear path and is built to the standards described further in this condition. The applicant shall consult with the Bureau of Engineering, B-Permit Sewer Section staff to relocate the Public Trail adjacent to Lot 1 and outside the future sewer easement to the satisfaction of the Deputy Advisory Agency.

   *(Modified by PLUM Committee on 9/24/19)*

Horse trails shall be double-railed and a minimum vertical clearance of 12 feet shall be provided and maintained vegetation free of protruding branches.

Surface of the trail shall be of a fine aggregate material such as decomposed granite or some other non-slip, porous surface to a depth of 12 inches, and the material shall extend over the full width of the trail tread. The surface shall be durable, flexible, non-slippery and compacted enough to support use. Asphalt, concrete, or paved surfaces of any kind are prohibited within the easement area, as they provide poor traction for horseshoes.

The finished grade of the trail shall be level and shall be free and clear of any changes in grade or surface level that may impact safety. The trail shall be graded to allow for quick drainage, however, any drainage ditches, culverts, or other means of drainage should be located outside of the easement. As such, construction of a private drainage easement, outside of the privately owned, Publicly Accessible Equestrian Trail easement, may be required per the City Engineer.
Railings shall be at least 4 feet high, per equestrian trail standards of the City Engineer. No obstructions, other than the locations of railings, shall be permitted within the easement area, and a minimum 10-foot wide clearance must be maintained at all times, to allow the safe passage of two passing equestrians.

Trails should be constructed to remain useable after a 10-year storm rated event. Trails which wash out or erode within one year must be replaced at the original builder’s expense.

No appurtenant equipment associated with electrical, communication, street lighting, or cable television lines (such as transformers, terminal boxes, meter cabinets, etc.), and no other easements shall be permitted within the Public Equestrian trail.

b. **Equestrian Crosswalks.** The following equestrian crosswalks shall be depicted on the Final Map and shall be constructed prior to the recordation of the map, or suitable guaranteed to the satisfaction of the City Engineer and Deputy Advisory Agency:

   i. **A Street.** A crosswalk shall be constructed within A Street to align the northerly and southerly portions of the public equestrian trail.

   ii. **Bee Canyon Road.** A midblock crosswalk shall be constructed within Bee Canyon Road, approximately halfway between A Street and Calle Millagros, to connect the westerly and easterly sides of Bee Canyon Road and to allow Lots 16 and 17 to access the public trail through the railing access point (Condition No 25.a.ii.).

   iii. **Calle Milagros.** A crosswalk shall be constructed within Calle Milagros to align the southerly portion of the public equestrian trail with the existing trail to the south.

Crosswalks shall be at least six (6) feet in width and shall utilize high-visibility crosswalk patterns (i.e. ladder, continental, diagonal marking, etc.), which shall be kept in good condition. The crosswalk pattern shall be painted, and plastic or epoxy materials shall be avoided, as these materials create a slick surface inconsistent with equestrian safety. Parking shall be restricted along private streets for a distance of 20 feet from the edge of the crosswalk, to provide for better visibility, or as determined by DOT. Curb ramps shall be constructed and shall align with the placement of crosswalks.

Horse signage shall be installed at each of the crosswalk locations, on both sides of the road.

*(Modified by PLUM Committee on 9/24/19)*

c. **Private Equestrian Trail.** The following private equestrian trail easement and associated drainage easement shall be recorded along the rear property lines of lots 6-8 and 11-13 as shown on the Vesting Tentative Tract Map and depicted in Exhibit A hereof by separate instrument in favor of the future Homeowners Association for control and maintenance and shall be constructed consistent with
the BOE Standard Detail for Equestrian Trails, prior to the issuance of a Certificate of Occupancy, or suitably guaranteed to the satisfaction of the City Engineer and Deputy Advisory Agency:

i. A 5-foot wide easement to be provided along the rear property lines of Lots 6-8 and 11-13, in order to construct a 10-foot wide private trail which provides access from the rear horse keeping facilities to the southern portion of the Bee Canyon trail. The Private Equestrian Trail shall extend from the westerly edge of Lots 6 and 13 and end approximately 20-feet east of the westerly property lines of Lots 8 and 11, allowing for equestrian accessible gates on Lots 6-8 and 11-13. Additionally, a separate 1-foot private drainage easement in favor of the community Homeowners Association shall be provided along the parallel edge of the Private Equestrian Trail for trail drainage. The 1-foot drainage course shall be outside the 10-foot private trail. The 10-foot private trail and 1-foot drainage easement shall be located between Lots 6-8 and 11-13 and shall be included within and as part of the 10-foot rear setback area of the designated horse keeping area of Lots 6-8 and 11-13.

Horse trails shall be enclosed by walls, located at the rear of Lots 6-8 and 11-13, however, these walls and drainage shall be located outside of the 10-foot area reserved for private trails. A gate shall be provided at the rear of each property to provide access to horsekeeping facilities. The width of the gate shall be a minimum width of 4 feet.

(Modified by PLUM Committee on 9/24/19)

Surface of the trail shall be of a fine aggregate material such as decomposed granite or some other non-slip, porous surface to a depth of 12 inches, and the material shall extend over the full width of the trail tread. The surface shall be durable, flexible, non-slippery and compacted enough to support use. Asphalt, concrete, or paved surfaces of any kind are prohibited within the easement area, as they provide poor traction for horseshoes.

The finished grade of the trail shall be level and shall be free and clear of any changes in grade or surface level that may impact safety. The trail shall be graded to allow for quick drainage, however, any drainage ditches, culverts, or other means of drainage should be located outside of the 10-foot trail area.

A minimum vertical clearance of 12 feet shall be provided and maintained vegetation free of protruding branches.

No obstructions shall be permitted within the 10-foot trail areas, and a 10-foot wide clearance must be maintained at all times, to allow the safe passage of two passing equestrians.

Trails should be constructed to remain useable after a 10-year storm rated event. Trails which wash out or erode within one year must be replaced at the original builder’s expense.
No appurtenant equipment associated with electrical, communication, street lighting, or cable television lines (such as transformers, terminal boxes, meter cabinets, etc.), and no other easements shall be permitted within the Private equestrian trail.

d. **Equine Keeping.** A minimum 2,000 square foot contiguous area at least 24 feet in width at all points shall be permanently set aside in addition to the useable pad for each residential lot excluding side yards. It shall remain free and clear of all residences and permanent structures, shall be graded to permit quick and adequate drainage and shall be in conformance with the provisions of Section 13.05 (or 12.21.C5(a)) of the Los Angeles Municipal Code (LAMC).

Only landscaping, open and roofed unenclosed (except for structural supports) patio uses and a swimming pool shall be permitted to encroach into this area, and only if an area 12 by 24 feet is retained as an equine stable area or horse corral, and if an area 12 by 12 feet is also retained for storage, preferably covered.

Both the 2,000 square foot level area and the 12 by 24 feet equine stable area shall be a minimum of 35 feet from any habitable room on this and neighboring property in the “K” district (75 feet in a non-“K” district).

A 10-foot unobstructed vehicular access path to the corral shall be reserved to be located on the same side as the driveway and a curb cut shall be provided for the vehicular access path or the vehicular access path shall share a curb cut with the driveway, with enough room to maneuver a trailer from the street to the side yard path, in order to allow trailer access to the property. Trees and shrubs shall not be located within this vehicular access path area.

26. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code (LAMC) as it applies to this subdivision and the proposed development on the site.

a. The tract map is required to conform to the ‘K’ Equinekeeping District requested under zone change Case No. CPC-2016-3174-ZC.

b. **EQUINE FACILITIES, RELIEF FROM YARDS**

i. The equine keeping facilities for lots 6-13 may utilize a five (5) foot rear yard setback from the interior trail wall, in order to construct the rear private trail, and will be ten (10) feet from the property line.

27. **Covenants, conditions and restrictions (CC&R’s) for all lots shall include a notice to all buyers and future buyers that no habitable room may be built in a “K” district within 35 feet (75 feet from neighbors in a non “K” district) of the equine keeping structure (where horse is provided food and water). Further, that the provisions of Ordinance No. 157,144, which became effective on November 22, 1982, regulates the keeping of horses both in and out of “K” equine keeping districts. The ordinance imposes certain requirements on the location of new structures and gives owners of horses being kept on adjacent lots other rights. The application of this ordinance to specific projects should be verified with the Department of Building and Safety prior to applying for building permits. The keeping of**
animals, including horses, shall not be prohibited by the covenants, conditions and restrictions. (Covenant and Agreement).

28. A Homeowners Association shall be established and charged with the management and maintenance of all common areas, equestrian trails, including enclosure rails and fence, within the tract and on the front of the project along any City or private street. The HOA shall be prohibited from constructing any gates within the public trail easement to limit access. This requirement shall be included in the CC&R’s, a copy of which shall be given to the Advisory Agency for placement in the Tract file. 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).

29. That a Covenant and Agreement be recorded stating that the subdivider will provide additional private easement along westerly Bee Canyon Road, in addition to the private street easement, for landscaping purposes.

30. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

(i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City’s processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

(ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City’s processing and approval of the entitlement, including but not limited to payment of all court costs and attorney’s fees, costs of any judgments or awards against the City (including an award of attorney’s fees), damages, and/or settlement costs.

(iii) Submit an initial deposit for the City’s litigation costs to the City within 10 days’ notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney’s Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City’s failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City’s interests. The City’s failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
If the City determines it necessary to protect the City’s interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney’s office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

31. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by the following Mitigation Condition and Project Design Feature Nos. of the Tract’s approval satisfactory to the Advisory Agency. The mitigation monitors 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.

32. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
MM-AES-1 Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

PDF-Bio-1 Invasive, exotic plant species shall be prohibited as part of the landscape plan for the Project. The invasive plants to be prohibited from use in landscaping shall include any of the plant species rated as “High” or “Moderate” in the California Invasive Plant Inventory Database, which is maintained by the California Invasive Plant Council (Cal-IPC). This prohibition will be included in the CC&Rs for future residents.

PDF-Bio-2 To avoid any incidental construction-related impacts to the potential jurisdictional channel, a solid, temporary barrier (e.g., a silt fence or equivalent) shall be installed and maintained just outside the top of the channel bank prior to the start of construction activities.

MM-Bio-1 When feasible, any proposed clearing and grubbing of vegetation within the project limits and the generation of nuisance noise during construction activities should occur after September 15 and prior to March 15, which would be outside the typical breeding season (i.e., March 15–September 15) for most birds. If avoidance of this breeding season is not feasible, a nesting bird survey should be conducted by a qualified biologist within 2 to 3 days prior to any vegetation clearing activities to ensure that birds are not engaged in active nesting within 100 ft of the work area. If nesting birds are discovered during this survey, the biologist will identify an appropriate setback, or buffer (i.e., up to 500 ft depending on the circumstances and specific bird species) where no construction activities or other disturbances are allowed to occur until after the birds have fledged or otherwise abandoned the nest. The adverse effects of lighting on wildlife can be avoided provided the construction activities associated with the project occur during daylight hours. However, if construction must occur during nighttime hours, the amount of lighting used should be minimized and localized as much as is feasible. This temporary impact is unlikely to result in a significant impact to nocturnal wildlife in the area. If additional lighting is to be installed in the work area, this lighting should be directed downward and should not be directed outward toward any adjacent open space areas.

MM-Bio-2 To avoid potential direct mortality to flightless young bats, tree trimming/removal activities associated with the Project shall be conducted outside the recognized bat maternity season, which occurs from April 1 through August 31 in southern California. This period also coincides with the bird nesting season of February 15 through September 1. If any bat roosting is detected, no tree removal or trimming activities shall occur within 100 feet of the roosting location until the bats have completed their roosting activities.

MM-Bio-3 To avoid potential direct mortality to roosting bats, the attic spaces of the various houses shall be examined for the presence of bats within 2 to 3 days prior to demolition of those structures. These attic spaces are the only sites identified within structures throughout the study area that could potentially support maternity roosting by large numbers of bats. If maternity-roosting bats are found, a humane eviction and exclusion shall be performed outside of the recognized bat maternity season (April 1–August 31 in southern California) to prevent potential direct impacts to roosting bats, including flightless young, and that alternate roosting structures (e.g., “bat houses”) be installed to mitigate
for the loss of habitat. However, unless bats are found roosting within the attic spaces of the various residences, no extensive loss of bat day-roosting habitat is anticipated from the removal of structures within the study area.

MM-Bio-4 To avoid any potential adverse impacts to burrowing owls that may unexpectedly show up on site, a focused survey of the study area is recommended within 3 days of the start of construction activities. If no burrowing owls are found, construction can proceed immediately. If this species is present, a qualified biologist shall be present during construction activities to monitor the work and flush any birds out of the project area to ensure they are adequately protected.

MM-Bio-5 Non-Protected Significant Trees shall be replaced on a one-to-one (1:1) ratio to the satisfaction of the City of Los Angeles. Protected Significant Trees shall be replaced on a four-to-one 4:1 ratio to the satisfaction of the Urban Forestry Division.

MM-Cultural-1 The Wilson House shall be protected by cyclone-fencing, K-rails, plywood window coverings, or other means, to create a buffer from the accidental intrusion of construction equipment onto, or near, the Wilson House property. The exterior character-defining features of the Wilson House shall also be protected during tree trimming and removal activities, and future construction activities on the lot. Any damage that may occur to the Wilson House from construction or maintenance activities, shall be repaired in accordance with The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings (Kay D. Weeks and Anne E. Grimmer, revised 2017) under the supervision of a qualified Historic Architect or Architectural Historian (with experience in preparing repair and rehabilitation plans.)

MM-Cultural-2 The Wilson House shall not be substantially altered or demolished, and that the resource shall retain its eligibility for listing in the in the National Register, California Register, and as a Monument. The recommended mitigation measures may avoid adverse impacts by not materially altering those physical characteristics and aspects of integrity that convey the buildings historic significance and architecture. If the recommended mitigation measure is adopted, the Project shall not have a significant effect on the historical property. The Wilson House shall be rehabilitated to serve its original use as a single family residence. Project proponents intend to use the Wilson House as a single-family residence and under CEQA they are required to follow The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings (Kay D. Weeks and Anne E. Grimmer, revised 2017.) Project proponents shall retain the services of a qualified Historic Architect or Architectural Historian (with experience in preparing rehabilitation plans) to assist in the future use and function of the building.

MM-Cultural-3 Prior to grading, a professional Archaeologist shall be retained to observe excavations on the property for the presence of archaeological materials. Prior to grading, the areas to be monitored will be determined from consultation with the grading contractor during the pre-grade meeting. All artifacts discovered at the development site shall be inventoried and analyzed by the Project Archaeologist. If any artifacts of Native American origin are discovered, the Property Owner/Developer and Project Archaeologist shall notify the City of Los Angeles Planning Department and the appropriate local Native American tribe identified by the Native American Heritage Commission. The significance of Native American resources shall be evaluated in accordance with the provisions of the
California Environmental Quality Act (CEQA) and shall consider the religious beliefs, customs, and practices of the tribe. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling. Native American artifacts that cannot be avoided or relocated at the Project site shall be prepared in a manner for curation, and the Project Archaeologist shall deliver the materials to an accredited curation facility approved by the City of Los Angeles within a reasonable amount of time. Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. Subsequent to analysis and reporting, these artifacts shall be subjected to curation or returned to the Property Owner/Developer, as deemed appropriate. Once ground-altering activities have ceased or the Project Archaeologist determines that monitoring activities are no longer necessary, monitoring activities may be discontinued following notification to the City of Los Angeles Planning Department. A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. The report shall include a discussion of the significance of all recovered artifacts. The report and inventory, when submitted to the City of Los Angeles Planning Department, shall signify completion of the program to mitigate impacts to archaeological and/or cultural resources. A copy of the report shall also be filed with the South Central Coastal Information Center (SCCIC).

MM-Cultural-4 If any paleontological resources (e.g., plant or animal fossils) are encountered before or during grading, the Property Owner/Developer shall retain a qualified Paleontologist to evaluate unanticipated discoveries and to take appropriate measures to protect or preserve them for study. The Paleontologist shall submit a report of findings that will also provide specific recommendations regarding further measures (i.e., paleontological monitoring) that may be appropriate. Where monitoring is appropriate, the program must include, but not be limited to, the following measures: Assign a Paleontological Monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full time during earthdisturbing activities. Divert earth-disturbing activities away from the immediate area of the discovery until the Paleontological Monitor has completed salvage. If construction personnel make the discovery, the grading contractor shall immediately divert construction and notify the Paleontological Monitor of the find. Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate repository. Prepare and submit a technical report describing the identification, salvage, evaluation, and treatment of all fossils discovered during grading to the City of Los Angeles. Transfer collected specimens with a copy of the report to the depository.

PDF-Noise-1 A noise barrier with a minimum height of 6 ft above ground will be implemented along the perimeter of the outdoor active use areas, such as backyards, associated with the three front-row dwelling units along Topanga Canyon Boulevard/Santa Susana Avenue.

PDF-Noise-2 Mechanical ventilation systems such as air conditioning are required for all proposed residential dwelling units.

PDF-Noise-3 Building façade upgrades such as double-paned windows with a minimum STC rating of 30 are required for the three front-row dwelling units along Topanga Canyon Boulevard/Santa Susana Avenue.
MM-Noise-1 The construction contractor shall conduct construction activities outside of the prohibited hours of construction specified in Section 41.40 of the Los Angeles Municipal Code, which prohibits construction activity (including demolition) and repair work where the use of any power tool, device, or equipment would disturb persons occupying sleeping quarters in any dwelling, hotel, apartment, or other place of residence between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, and between 6:00 p.m. and 8:00 a.m. on Saturday, unless the Board of Police Commissioners has authorized such use. All such activities are also prohibited on Sundays and all federal holidays.

MM-Noise-2 A minimum temporary construction barrier height of 14-foot (ft) high perimeter wall shall be placed along the northern, southern, and western construction boundary such that the line-of-sight from ground-level construction equipment and sensitive receptors would be blocked and to achieve a sound level reduction of at least 13 dBA. The construction barrier may be any material that has a minimum Sound Transmission Class (STC) rating of 28. All noise barrier material types are acoustically effective if they meet this minimum STC rating. This barrier could include heavy-duty materials such as vinyl-coated polyester (VCP).

MM-Noise-3 During all project site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

MM-Noise-4 The project contractor shall place all stationary construction equipment so that emitted noise is directed away from the most sensitive receptors nearest the project site whenever feasible.

MM-Noise-5 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and most noise-sensitive receptors nearest the project site during all project construction whenever feasible.

PDF-Police-1 Public Services (Police - Demolition/Construction Sites). Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

PDF-Police-2 Upon completion of the Project, the Devonshire Area commanding officer shall be provided with a diagram of each portion of the property. The diagram shall include access routes and any additional information that might facilitate police response.

PDF-Traffic-1 A Construction Traffic/Management Plan will be submitted to LADOT for review and approval. The bulk of the work will be conducted on site. However, if temporary lane closures were needed it would require Street Services approval. Existing access for the site would be maintained for construction access. Deliveries of construction material will be coordinated to non-peak travel periods, to the extent possible.

MM-Tribal-1 Prior to commencing any ground disturbance activities including excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site, the Applicant, or its successor, shall retain and pay for archeological monitors, determined by the City's Office of Historic Resources to be
qualified to identify subsurface tribal cultural resources. The archeological monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological monitor shall be assigned to each location where the ground disturbance activities are occurring. Prior to the commencement of any ground disturbance activities at the project site, the Applicant, or its successor, shall notify any California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project that ground disturbance activities are about to commence and invite the tribes to observe the ground disturbance activities, if the tribes wish to monitor. In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by the qualified archeologist, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below: 1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning, Office of Historic Resources. 2. If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources. 3. The Applicant, or its successor, shall implement the tribe’s recommendations if a qualified archaeologist, retained by the City and paid for by the Applicant, or its successor, reasonably concludes that the tribe’s recommendations are reasonable and feasible. 4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation. 5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate any significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation. 6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by a qualified archaeologist and determined to be reasonable and appropriate. 7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius
of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above. 8. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File. 9. Notwithstanding paragraph 8 above, any information determined to be confidential in nature, by the City Attorney’s office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and shall comply with the City’s AB 52 Confidentiality Protocols.

PDF-Utilities-1 Wastewater Service. Prior to the development of a new building, the capacity of the on-site sanitary sewers that would serve the building shall be evaluated based on applicable Bureau of Sanitation and California Plumbing Code standards and replacement or new sanitary sewers shall be installed on-site as necessary to accommodate proposed flows. As part of the normal construction/building permit process, the Project Applicant shall confirm with the City that the capacity of the local and trunk lines are sufficient to accommodate the Project’s wastewater flows during the construction and operation phases. If the public sewer has insufficient capacity, then the Project Applicant shall be required to build sewer lines to a point in the sewer system with sufficient capacity. If street closures for construction are required, the Project applicant shall coordinate with LADOT on a traffic control plan and have flagmen to facilitate traffic flow and safety.

PDF-Utilities-2 Water Service. New on-site water mains and laterals would be installed in accordance with City Plumbing Code requirements, where necessary, to distribute water within the Project Site. As part of the building permit process, the Project Applicant shall confirm with the LADWP Water Service Organization (WSO) that the capacity of the existing water infrastructure can supply the domestic needs of the Project during the construction and operation phases. If the water infrastructure has insufficient capacity, then the Project Applicant shall be required to build water lines to a point in the system with sufficient capacity. If street closures for construction are required, the Project applicant shall coordinate with LADOT on a traffic control plan.

DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

SF-1. 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:

1. 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 must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22 A, 10 and 11 and Section 17.05 O of the Los Angeles Municipal Code (LAMC) shall be fully complied with satisfactory to the Department of Building and Safety.
SF-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

A. All efforts shall be made to preserve protected tree species.

B. Walls along Old Santa Susana Pass Road shall be set back 5 feet, in order to provide a landscape buffer to soften the appearance of the wall facing Old Santa Susana Pass Road. Shrubbery, climbing plants, vines, green walls, or berms shall be used to soften the appearance of the wall. Trees shall also be planted within this buffer, at least one tree planted every 35 linear feet.

C. At least one tree shall be located within each front yard and rear yard. Efforts shall be made to locate additional trees along southern elevations, to maximize passive cooling of the residences.

D. Replacement trees shall not be placed within areas identified as ‘Vehicle Access Paths’, as designated on the Tract Map.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

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 LAMC.

(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 complies 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 of 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 acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.

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 streets, 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 are either constructed prior to recordation of the final map or that the construction is 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.
(1) Construct new street lights: three (3) on Old Santa Susana Pass Road.

Notes:
The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

(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. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) 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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.

(i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

(1) After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public/or private drainage facilities within suitable easements may be required satisfactory to the Valley District Engineering.

(2) Improve the Old Santa Susana Pass Road adjoining the tract by the construction of a new concrete curb, concrete gutter and a 5-foot wide concrete sidewalk adjacent to property line, and landscaping of the parkway including any necessary removal and reconstruction of existing improvements all satisfactory to the City Engineer Office. A meandering sidewalk shall be provided at the location of trees to be preserved, along the easterly property line of Lot 5.

(3) Improve the proposed private street Calle Milagros and private street “A” by the construction of the following:

a. Concrete curbs, concrete gutters, and 5-foot concrete sidewalks. That the 5-foot sidewalk along Calle Milagros be located along the northly side.
b. Suitable surfacing to join the existing pavement and to complete 30-foot full-roadways.

c. Any necessary removal and reconstruction of the existing improvements.

d. The necessary transitions to join the existing improvement.

Minimum 20-foot roadways shall be provided on either sides of any median or guard house at the entrances of the private streets from the public streets.

(4) Improve the proposed private street Bee Canyon Road by the construction of the following:

a. Concrete curbs, concrete gutters, and 5-foot concrete sidewalks and landscaping of remaining adjoining westerly side.

b. Suitable surfacing to join the existing pavement and to complete a 38-foot full-roadways.

c. Any necessary removal and reconstruction of the existing improvements.

d. The necessary transitions to join the existing improvement.

(5) Construct mainline and house connection sewers to serve the development.

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. This vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

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 17.05-N of the Los Angeles Municipal Code (LAMC).

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

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

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