

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	November 21, 2024	
HEARING DATE:	December 4, 2024	AGENDA ITEM: 7
PROJECT NUMBER:	PRJ2023-003407	
PERMIT NUMBER(S):	Vesting Tentative Parcel Map No. 073305 (RPPL2023004981)	
	Environmental Assessment No. RPPL2024004451 (Addendum to RPPL201500162)	
SUPERVISORIAL DISTRICT:	3	
PROJECT LOCATION:	23823 Ventura Boulevard, Calabasas	
OWNER:	Tony Principe, Calabasas Auto Park LLC	
APPLICANT:	Done Waite, Westland Civil, Inc	
PUBLIC MEETINGS HELD:	1 of 1	
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is not subject to the IHO because it does not have a residential component.	
CASE PLANNER:	Alejandrina Baldwin, Principal Regional Planner abaldwin@planning.lacounty.gov	

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2023-003407, Vesting Tentative Parcel Map No. 073305 (RPPL2023004981) ("PM073305"), based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND, HAVING CONSIDERED THE ADDENDUM ALONG WITH THE MITIGATED NEGATIVE DECLARATION FOR THE PROJECT, APPROVE THE ADDENDUM TO THE CERTIFIED MITIGATED NEGATIVE DECLARATION.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE PARCEL MAP NO. 073305 (RPPL2023004981) SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- Vesting Tentative Parcel Map to authorize the conversion of a two-story auto warehouse storage facility with 19 attached auto storage units into industrial condominium units on 7.15 gross (7.12 net) acres, pursuant to Los Angeles County (“County”) Code Chapter 21.48 (Minor Land Divisions) and Chapter 21.38 (Vesting Tentative Map).

B. Project

Vesting Tentative Parcel Map and Exhibit Map, dated July 24, 2024, depict one parcel located at 23823 Ventura Boulevard, within the unincorporated community of Calabasas and the Santa Monica Mountains North Area (“Project Site”), within the M-1 (Light Manufacturing) zone. The Project Site contains a two-story 31,500-square foot auto warehouse storage facility with 19 attached auto warehouse storage units that is currently under construction, interior common space area and utility area. The facility has a maximum height of 35 feet. Unit Nos. 1 through 10 are on the first floor and Unit Nos. 11 through 19 are on the second floor. The Project Site includes a 46-space parking lot with a loading area and two short-term bicycle parking spaces as well as two long-term bicycle parking spaces located inside the facility within the common space area.

Internal circulation and access for the Project will be provided by a 26-foot-wide private driveway and fire lane access from a 230-foot-long and 30-foot-wide private driveway and fire lane from Ventura Boulevard. The internal private driveway and fire lane surrounds the auto warehouse storage facility and slopes up at the rear of the facility, allowing for first floor access at the south portion of the facility and second floor access at the north side of the facility. The Project Site also includes two 60-foot-wide private streets named Craftsman Road and Douglass Fir Road, and connects to Ventura Boulevard, which is a public street ranging from 42 to 60 feet wide.

Approximately 3.3 acres of the Project Site, the northern part of the property, is designated as an Open Space Conservation Easement, per Conditional use Permit (“CUP”) No. 2015000096 (“underlying CUP”), and is pending acceptance by the County.

C. Project Background

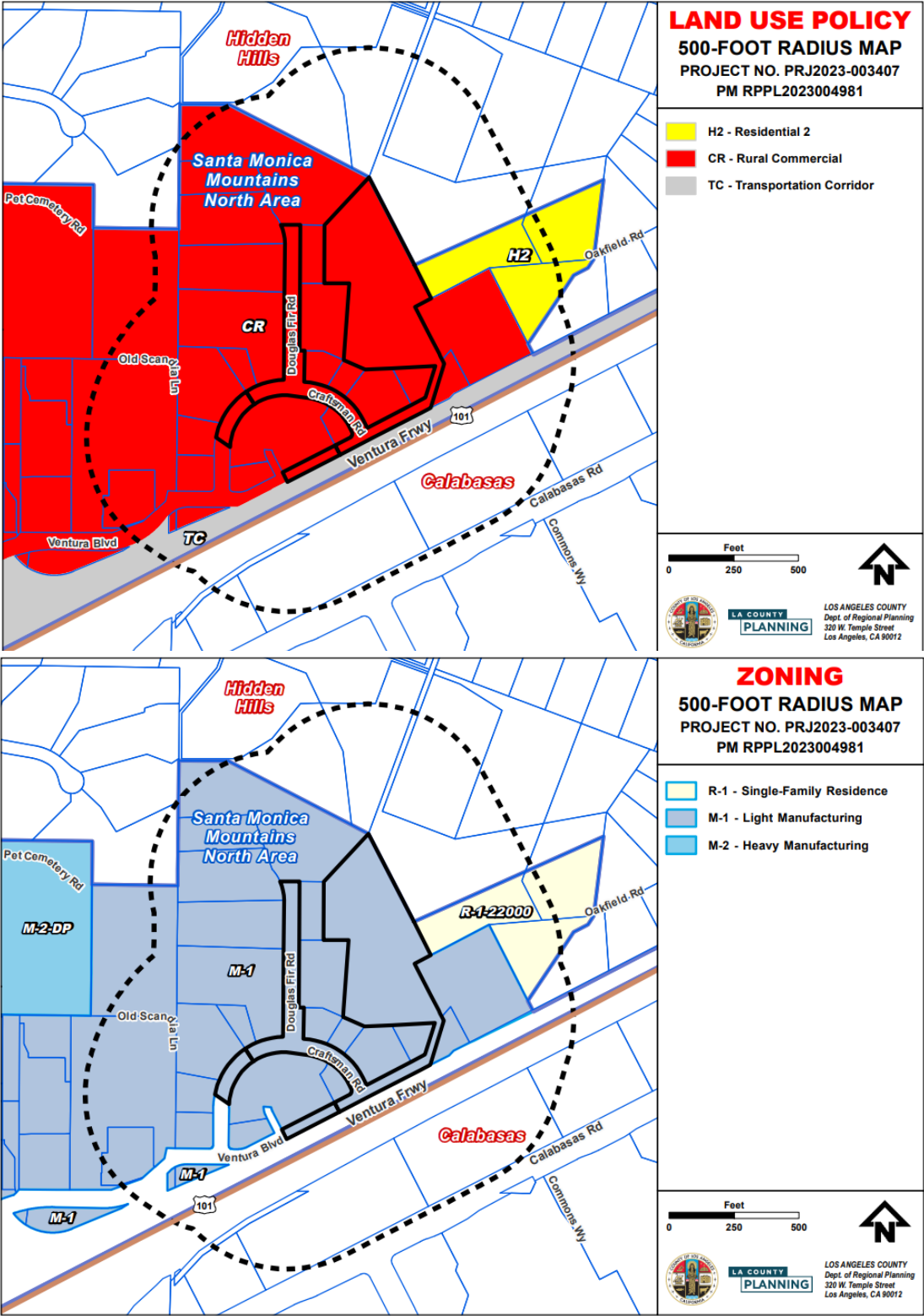
The auto warehouse storage facility was approved with the underlying CUP by a Hearing Officer, on August 20, 2019. The facility included 19 attached rental units and a 46-space parking lot. The

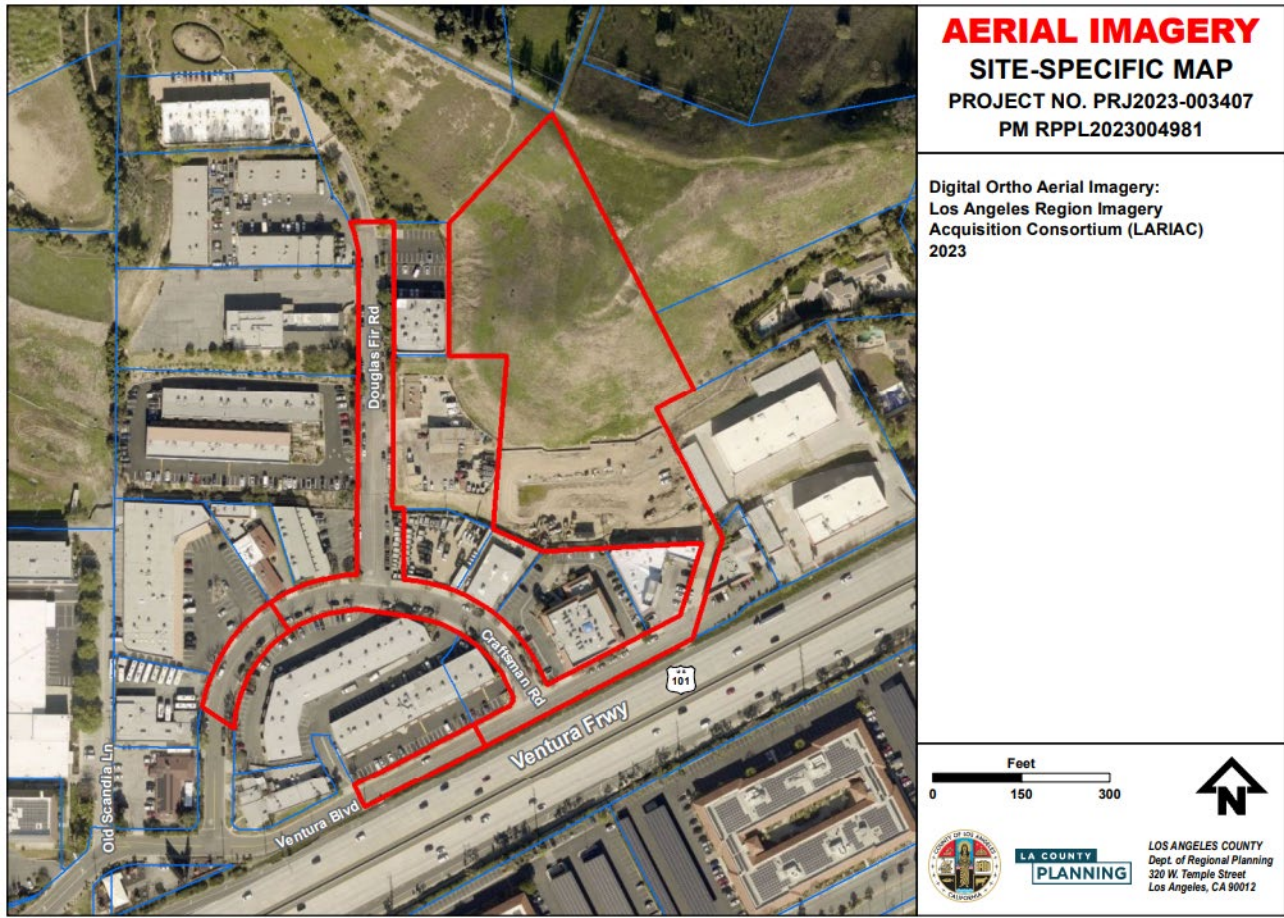
underlying CUP also authorized a modification to the loading zone requirement to allow only one loading zone instead of two. Development of the Project Site included retaining walls with on-site Project grading of 22,000 cubic yards (20,000 cubic yards of cut, 2,000 cubic yards of fill, and 18,000 cubic yards of export), and the review of a haul route. No changes in design or grading are proposed from what was approved by the underlying CUP. The Project Site has been graded and facility is currently under construction.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	SANTA MONICA MOUNTAINS NORTH AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CR (Rural Commercial)	M-1	Industrial auto warehouse storage facility with 19 attached units
NORTH	CR, City of Hidden Hills	M-1, City of Hidden Hills	Industrial, open space and residential and City of Hidden Hills
EAST	H2 (Residential 2 - Two Dwelling Units Per Acre)	M-1, R-1-22,000 (Single-Family Residential – 22,000 Square Feet Minimum Required Lot Area), City of Hidden Hills	Open space residential and City of Hidden Hills
SOUTH	TC (Transportation Corridor), City of Calabasas	101 Freeway and City of Calabasas	101 Freeway and City of Calabasas
WEST	CR	M-1 and M-2-DP (Heavy Manufacturing – Development Program)	Offices, auto repair, retail, vacant land





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494-1	Not available	September 12, 1927
7076	M3 (Unclassified)	December 26, 1956
7232	M-1	October 8, 1957
20020062z	M-1	August 20, 2002

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP No. 2015000096	19 attached rental unit auto warehouse storage facility	August 20, 2019

Violations

CASE NO.	VIOLATION	CLOSED/OPEN
None		

ANALYSIS

A. Land Use Compatibility

PM073305 will convert an industrial auto warehouse storage facility with units for rent to condominium units for sale. The building use, design, and parking lot will not change. The industrial auto warehouse storage use will continue to be consistent with CUP 2015000096 that approved the use, including a modification in loading space requirements and grading over 5,000 cubic yards within the Santa Monica Mountains North Area. The use would continue to provide the personal storage of automobiles.

The auto warehouse storage facility use is substantially similar to other land uses in the immediate area, such as a public storage facility to the east and auto repair uses to the west. The Project is directly north of the 101 Freeway and will be easily accessed without the need to travel through a residential neighborhood. The Project Site provides a 3.3-acre open space conservation easement required by the underlying CUP, and includes required parking spaces for the auto warehouse storage facility use. Conversion from for-rent to for-sale auto warehouse storage units will not increase the parking requirements. The Project Site provides adequate access through a private driveway and fire lane.

B. Neighborhood Impact (Need/Convenience Assessment)

PM073305 will subdivide the air space within the auto warehouse storage facility and convert the ownership type of each unit from rental to ownership. The facility use, design, parking requirements, and grading will not change from what was approved under the underlying CUP. The Project Site grading and retaining wall construction has been completed. The auto storage facility has been erected and is being finalized along with the approved parking lot. The construction activity currently underway was approved by the underlying CUP and PM073305 does not propose additional construction or changes from the previous approval. PM077305 will only change the ownership type of the auto storage units. Conversion of ownership type will allow for the sale of individual units and fulfill a need to own separate units instead of renting them. The Project Site is located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and underlying CUP reviewed the auto warehouse storage facility for construction standards within a VHFHSZ. The Project will provide two private fire hydrants and underground piping for the private on-site fire hydrants. The public and private fire hydrants will be tested to verify they provide the required fire flow.

C. Design Compatibility

PM073305 will not change the design, size or use of the auto warehouse storage facility approved by the underlying CUP. The Project is subject to the Santa Monica Mountains North Area CSD regulations and has demonstrated compliance with applicable development standards within the review and approval of the underlying CUP. No changes to the design or facility are proposed. The conversion from rental to ownership auto warehouse storage units is compatible with industrial uses to the east and west of the Project Site.

COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the Santa Monica Mountains North Area Plan, a component of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Government Code Sections 66474 and 66474.02. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

An Addendum to the certified Mitigated Negative Declaration ("MND") was prepared in compliance with the California Environmental Quality Act ("CEQA") Guidelines Section 15162 and the County environmental guidelines, to analyze changes proposed within PM073305. On August 20, 2019, the Hearing Officer certified and adopted the MND and Mitigation Monitoring and Reporting Program ("MMRP") for the underlying CUP. The underlying CUP approved an auto warehouse storage facility that is two-stories in height with 19 attached auto storage warehouse units, retaining walls, parking lot with 46 parking spaces, a loading area, retaining walls and grading. PM073305 does not propose substantial changes that require major revisions to the MND and MMRP since no changes in design, intensity, or use are proposed. The 19 attached auto warehouse storage units will change from rental to for-sale condominium units. PM073305 would not result in any increased or additional environmental impacts beyond those which were analyzed in the MND, and therefore concluded that supplemental environmental analysis is not required. The Addendum MND analyzed air quality, biological resources, land use planning, transportation, and fire protection/wildfire. A copy of the Addendum and original MND is attached (Exhibit F – Environmental Determination).

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Subdivision Committee ("Subdivision Committee") consists of representatives from LA County Planning and the County Departments of Public Works, Fire, Parks and Recreation, and Public Health. Based on tentative map and exhibit map dated July 24, 2024, the Subdivision Committee cleared the Project for public hearing.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report

Approved By:



Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Vesting Tentative Parcel Map and Exhibit Map dated July 24, 2024
EXHIBIT B	Project Summary
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination with Addendum to Mitigated Negative Declaration (MND), Initial Study and Mitigation Monitoring and Reporting Program (MMRP)
EXHIBIT G	Informational Maps
EXHIBIT H	Photos

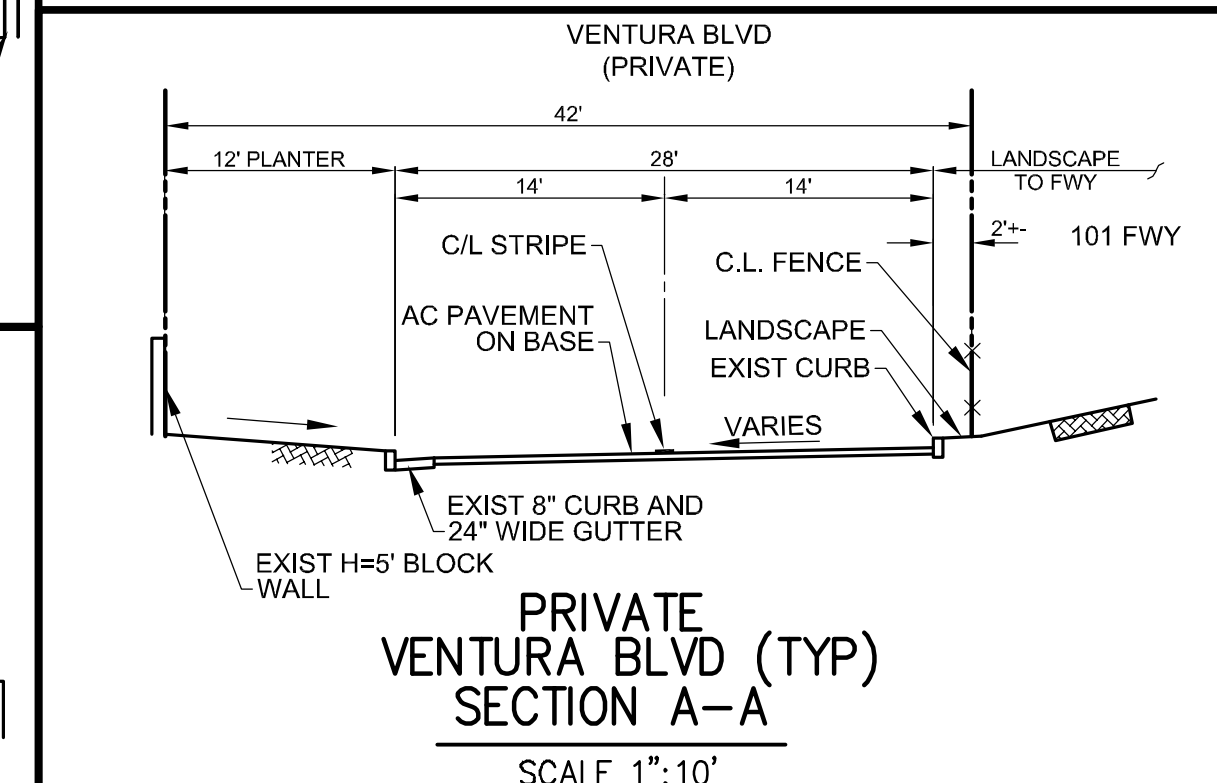
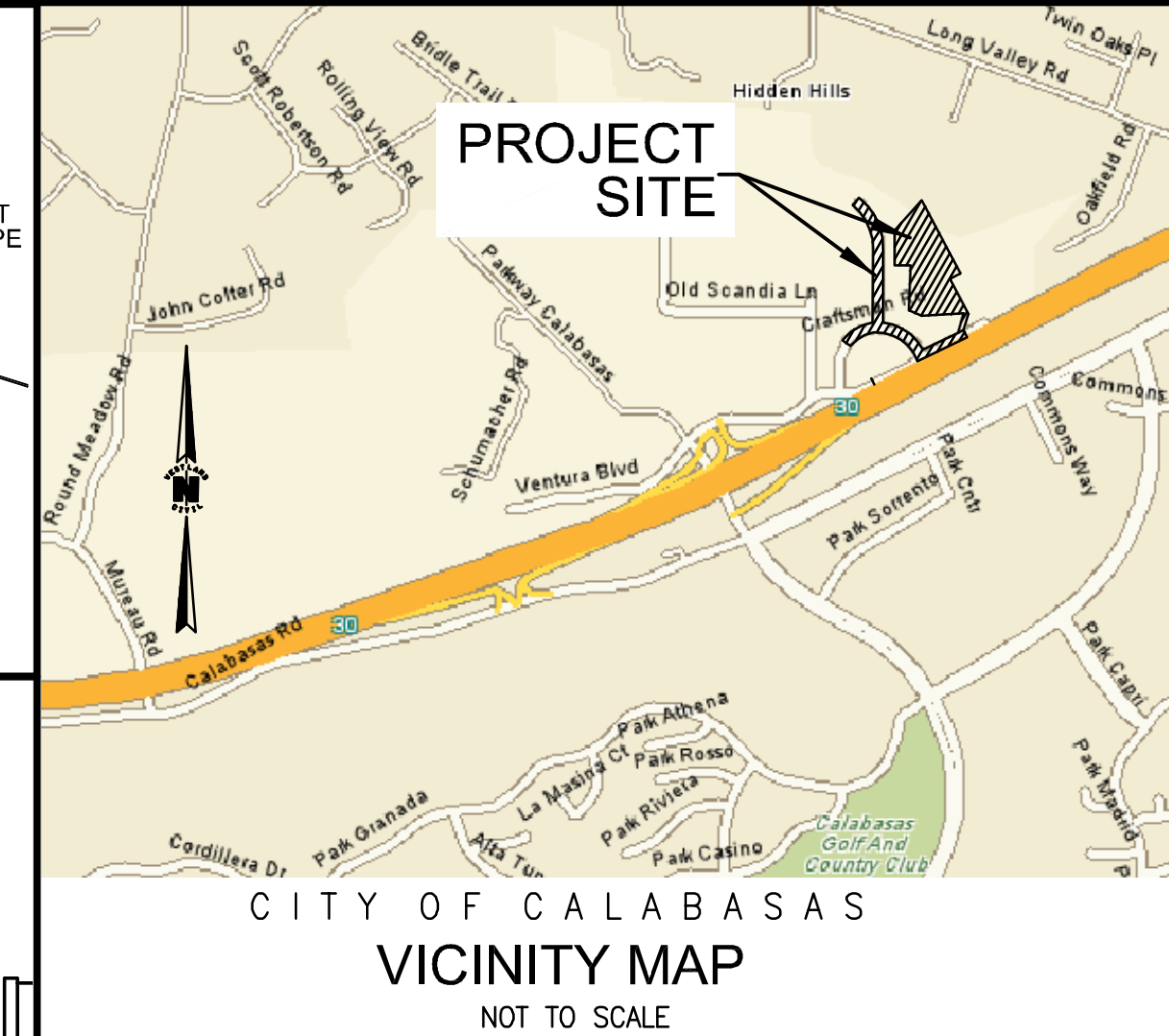
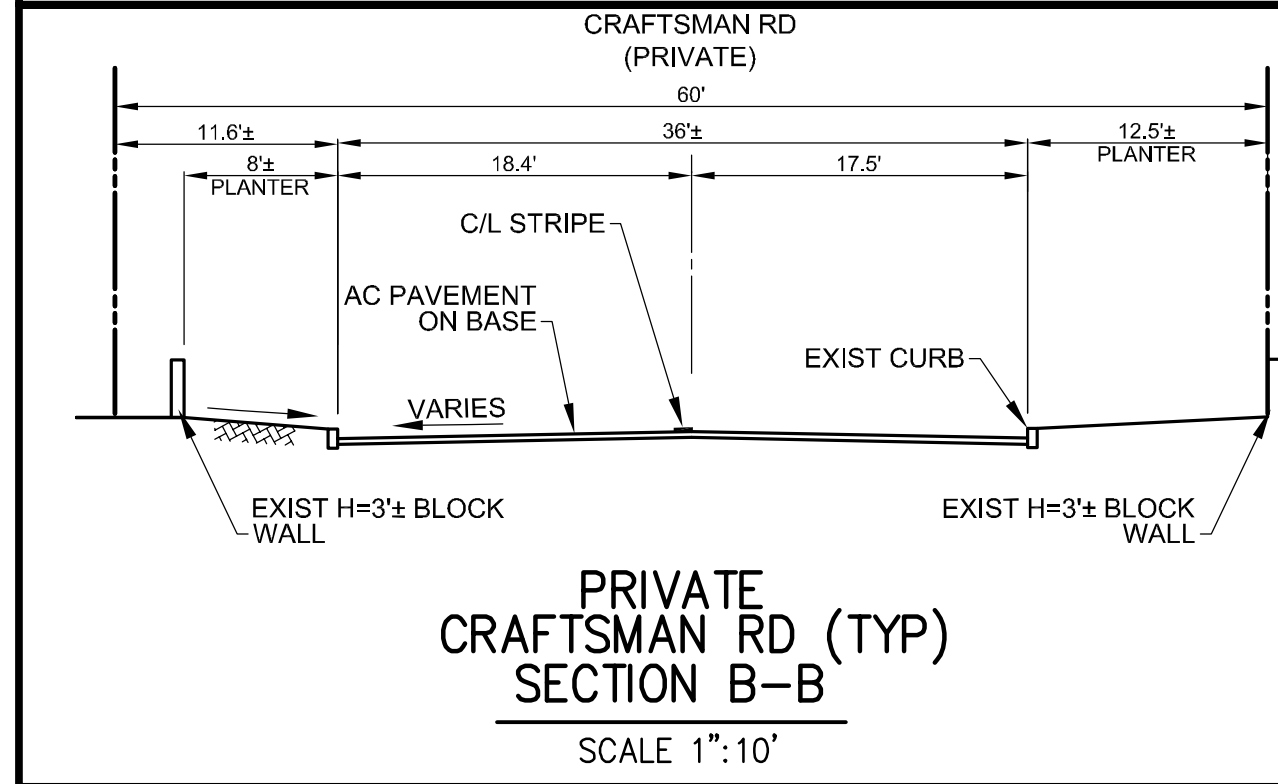
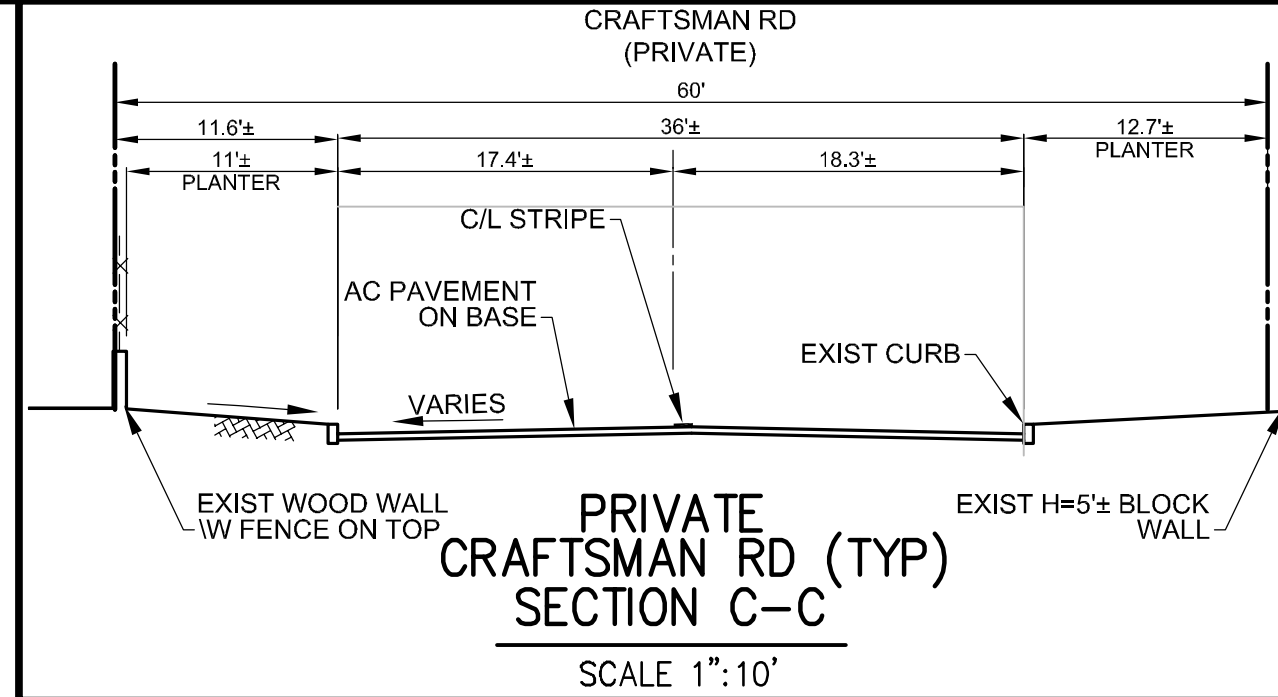
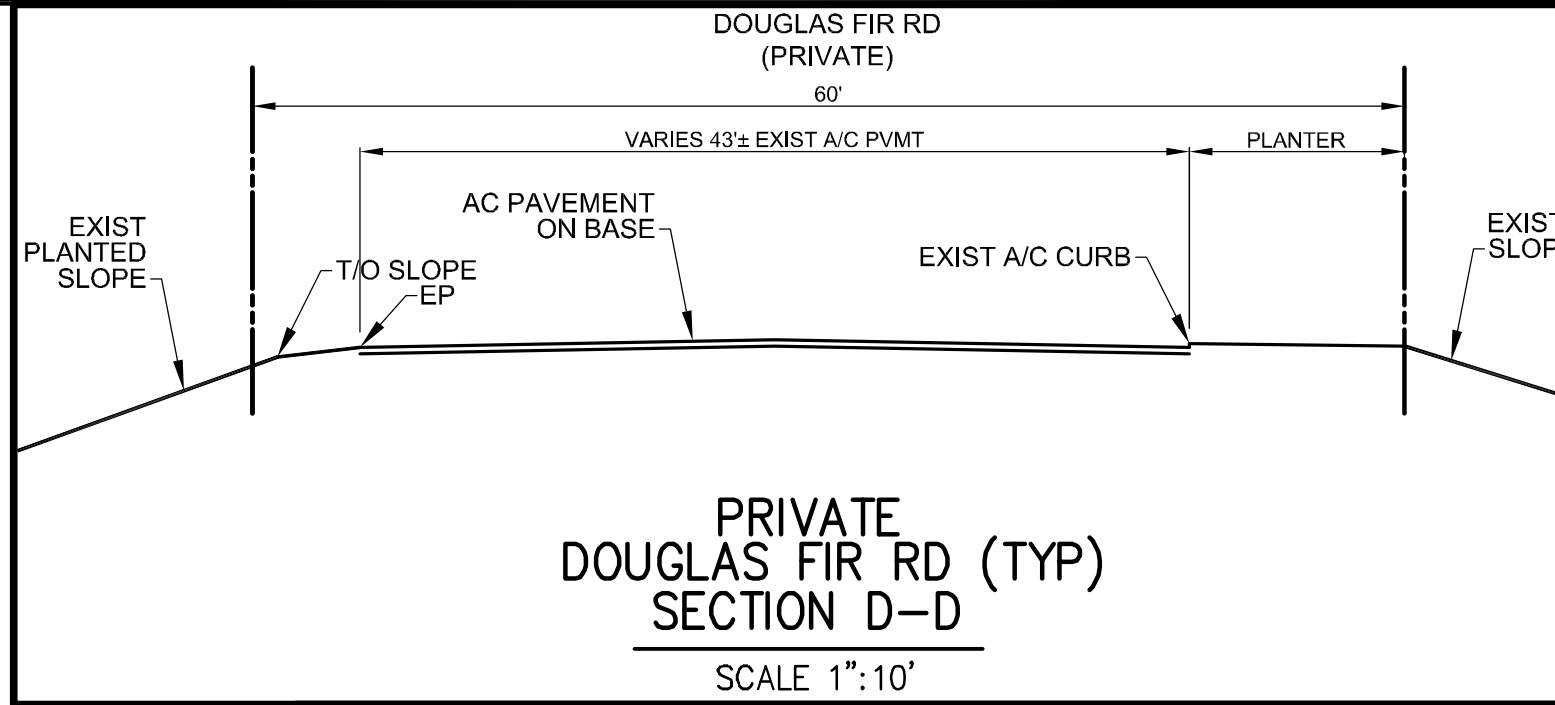
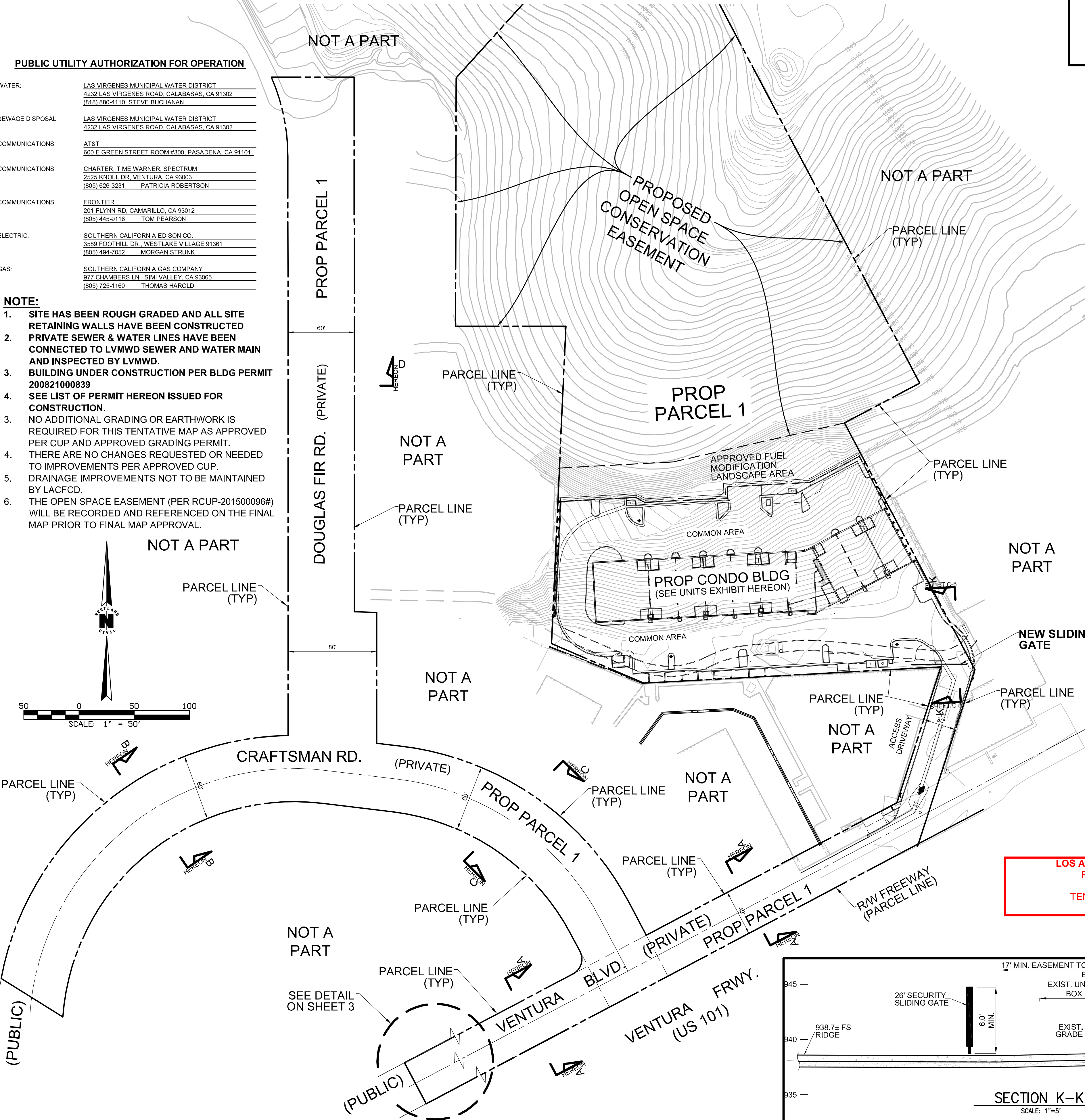
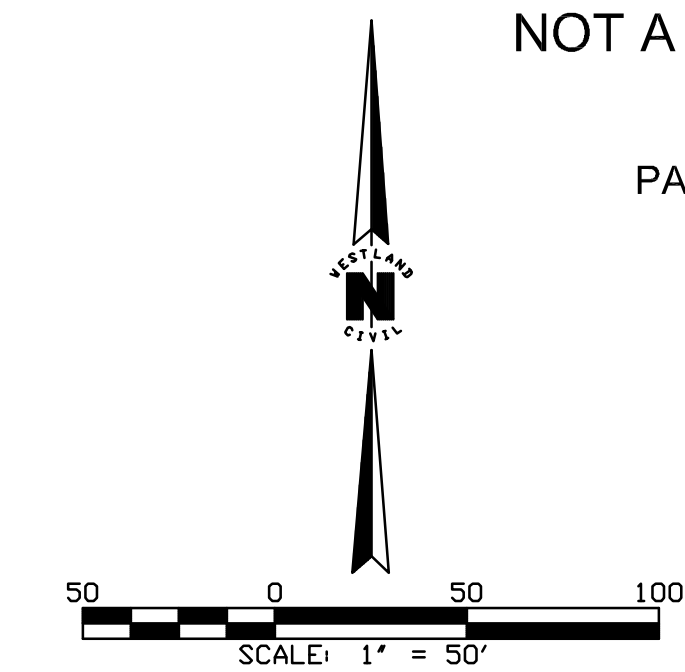
"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

PUBLIC UTILITY AUTHORIZATION FOR OPERATION

WATER:	LAS VIRGENES MUNICIPAL WATER DISTRICT 4232 LAS VIRGENES ROAD, CALABASAS, CA 91302 (818) 880-4110 STEVE BUCHANAN
SEWAGE DISPOSAL:	LAS VIRGENES MUNICIPAL WATER DISTRICT 4232 LAS VIRGENES ROAD, CALABASAS, CA 91302
COMMUNICATIONS:	AT&T 800 E GREEN STREET ROOM #300, PASADENA, CA 91101
COMMUNICATIONS:	CHARTER, TIME WARNER, SPECTRUM 2525 KNOLL DR, VENTURA, CA 93003 (805) 626-3231 PATRICIA ROBERTSON
COMMUNICATIONS:	FRONTIER 201 FLYNN RD, CAMARILLO, CA 93012 (805) 445-9116 TOM PEARSON
ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO. 3589 FOOTHILL DR, WESTLAKE VILLAGE 91361 (805) 494-7052 MORGAN STRUNK
GAS:	SOUTHERN CALIFORNIA GAS COMPANY 977 CHAMBERS LN, SIMI VALLEY, CA 93065 (805) 725-1160 THOMAS HAROLD

NOTE:

- SITE HAS BEEN ROUGH GRADED AND ALL SITE RETAINING WALLS HAVE BEEN CONSTRUCTED
- PRIVATE SEWER & WATER LINES HAVE BEEN CONNECTED TO LVMWD SEWER AND WATER MAIN AND INSPECTED BY LVMWD.
- BUILDING UNDER CONSTRUCTION PER BLDG PERMIT 200821000839
- SEE LIST OF PERMIT HEREON ISSUED FOR CONSTRUCTION.
- NO ADDITIONAL GRADING OR EARTHWORK IS REQUIRED FOR THIS TENTATIVE MAP AS APPROVED PER CUP AND APPROVED GRADING PERMIT. THERE ARE NO CHANGES REQUESTED OR NEEDED TO IMPROVEMENTS PER APPROVED CUP.
- DRAINAGE IMPROVEMENTS NOT TO BE MAINTAINED BY LACFCD.
- THE OPEN SPACE EASEMENT (PER RCUP-201500096#) WILL BE RECORDED AND REFERENCED ON THE FINAL MAP PRIOR TO FINAL MAP APPROVAL.



SITE ANALYSIS:

BUILDING:	
GROUND FLOOR:	STORAGE OCCUPANCY 15,721 SF B OCCUPANCY ACCESSORY 505 SF
SECOND FLOOR:	STORAGE OCCUPANCY 14,402 SF B OCCUPANCY ACCESSORY 1,348 SF
TOTAL BUILDING:	31,500 SF
UNITS:	18 (17 @ 25'X55' (1375 sq ft EA, 28'50'X55' (2750 sq ft EA))
* UNIT SQUARE FOOTAGE MAY VARY PENDING FINAL LOCATION OF DEMISING WALLS PER FINAL SALE OF EACH UNIT.	
* SEE ARCH. PLAN FOR OCCUPANT LOAD DETERMINATION OF LOBBY/DECK AREA	
CONSTRUCTION TYPE: -	
BUILDING WITH FIRE SPRINKLERS	

AREA:

PARCEL 1:	GROSS AREA: 311,300± SQFT. (7.15 ACRES) ??
	NET AREA: 309,830± SQFT. (7.12 ACRES) ??

PARKING:
THE PROJECT WAS APPROVED FOR 46 SPACES UNDER CUP #201500096.

ZONING:
THE EXISTING AND PROPOSED ZONING FOR THE SUBJECT PROPERTY IS "M-1" (LIGHT INDUSTRIAL ZONE)

FLOOD ZONE:
FLOOD ZONE "C" - AREA OF MINIMAL FLOODING PER COMMUNITY PANEL NO. 065043-06148, DATED 06/07/1998

LAND USE:
EXISTING UNDER CONSTRUCTION AS APPROVED BY CUP #201500096
PROPOSED CLASSIC CARS CONDO STORAGE UNITS

ASSESSORS'S PARCEL NUMBER :
2049-019-061, 033 AND 034

BASIS OF BEARINGS :
THE BEARING OF N0°01'08"W FOR THE WEST LINE OF NELY QUARTER OF SECTION 22, T.1 N. R.17 W. S.B.M. AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 63, PAGE 28 OF RECORD OF SURVEYS, IN THE OFFICE OF COUNTY RECORDER OF LOS ANGELES COUNTY, WAS USED AS THE BASIC OF BEARING FOR THIS SURVEY.

BENCHMARK:
CITY OF LOS ANGELES DATUM B.M. Y 10410 (MALIBU QUAD)
ELEVATION = 1,003.803 FEET (2003 ADJUSTMENT)
DPW BM TAG IN E CB 1M S/O BCR AT SE COR. CALABASAS RD AND PARKWAY CALABASAS 28 M S AND 13.5 M E/O CL INT.

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
7/24/24
TENTATIVE MAP PM073305

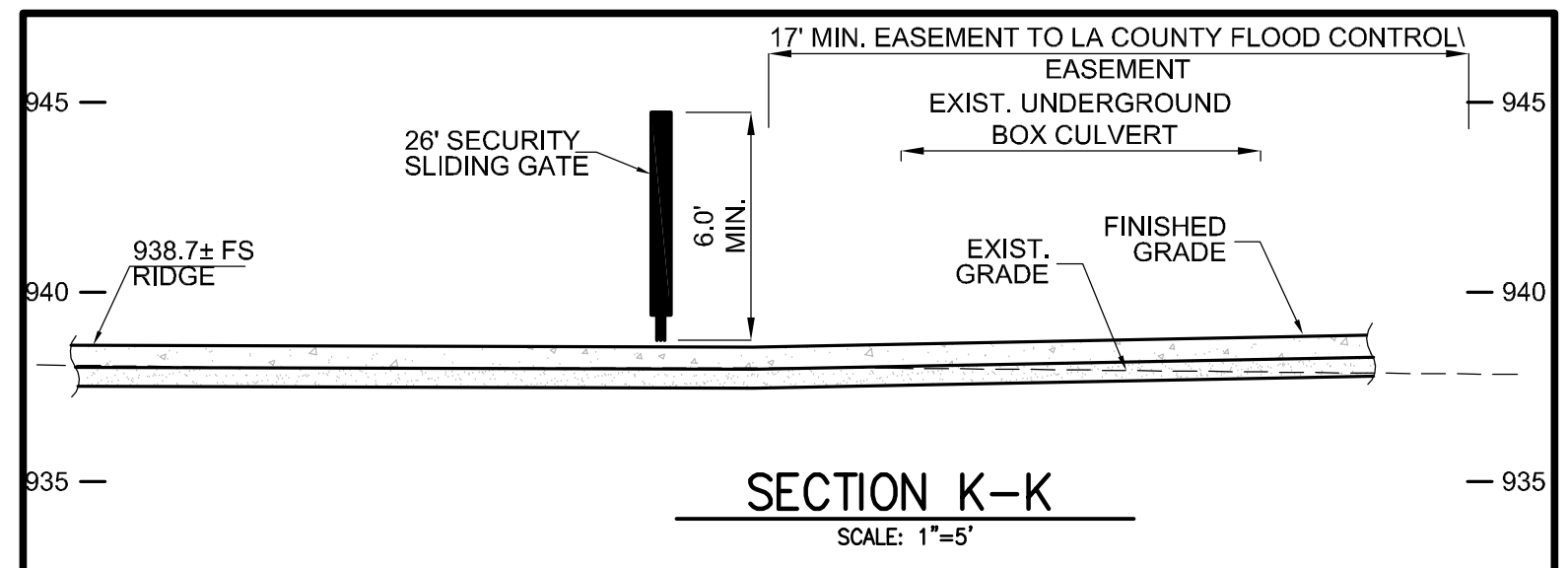
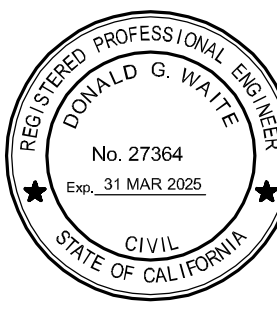
- APPROVED PERMITS FOR CONSTRUCTION:**
- Grading/Drainage Permit - UNC-GRAD200730000356
 - Flood Control Overbuild & Connect to County Storm Drain - FCDP2020000372
 - Fire Department Plan - FEP2021-0034
 - Building Permit - UNC BLDG200821000839
 - Electrical Permit - UNC ELEC201222007823
 - Mechanical Permit - UNC MECH20122204110
 - Plumbing Permit - UNC PLMB201222004069
 - Trash Enclosure Building Permit - UNC BLDG2210105000010
 - Landscape Water Efficiency Plan - EIMP2021000907
 - Landscape Water Efficiency Permit - UNC BLDG210414000545
 - Retaining Wall Permit - Soil nail walls, permanent - UNC BLDG210107000017
 - Shoring Wall Permit, Soil nail walls, temporary - UNC BLDG210107000018

NO.	DESCRIPTION
1	OVERALL SITE MAP
2	EASEMENTS DESCRIPTIONS
3	EASEMENTS MAP

PREPARED BY: ID#: Westcord.Calabasas/TentPM
WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
101 HOODS CAMP RD, SUITE 216, THOUSAND OAKS, CA, 91360
(805) 495-1330 FAX: (805) 446-9125
DONALD G. WAITE
06/04/2024
DATE

PROP PARCEL 1
OVERALL SITE MAP
AND STREET X-SECTIONS

DESIGNED BY: MN
CHECKED BY: DW
DRAWN BY: MN
SCALE:
SHEET NO.
1 OF 3



"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

EXHIBIT "A" – LEGAL DESCRIPTION

LEGAL DESCRIPTION PER FIRST CHICAGO TITLE COMPANY
TITLE REPORT #00040233-994-X59 DATED JUNE 11,
2015.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AND IS DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 45, AS SHOWN ON MAP FILE IN
BOOK 65 PAGE 28 OF RECORD OF SURVEYS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE NORTHWEST CORNER OF SAID
PARCEL; THENCE ALONG THE NORTHERLY LINE OF SAID
PARCEL, NORTH 89° 58' 52" EAST 190.00 FEET;
THENCE SOUTH 63° 05' 05" EAST, 609.39 FEET ALONG
THE NORTHEASTERLY LINE OF SAID PARCEL TO THE
TRUE POINT OF BEGINNING OF THIS PARCEL; THENCE
ALONG THE NORTHEASTERLY LINE OF SAID PARCEL,

1ST: SOUTH 27° 51' 06" EAST, 528.91 FEET; THENCE
LEAVING SAID NORTHEASTERLY LINE,

2ND: SOUTH 62° 08' 54" WEST 77.09 FEET; THENCE,

3RD: SOUTH 27° 51' 06" EAST 252.77 FEET; THENCE,

4TH: SOUTH 17° 58' 15" WEST 165.79 FEET TO THE
NORTHWESTERLY LINE OF VENTURA BOULEVARD; THENCE
SOUTHWESTERLY ALONG SAID LINE,

5TH: SOUTH 62° 08' 54" WEST 624.48 FEET; THENCE,

6TH: NORTH 27° 51' 06" WEST 42.00 FEET; THENCE,

7TH: NORTH 62° 08' 54" EAST 293.00 FEET TO A
TANGENT CURVE CONCAVE TO THE NORTHWEST AND
HAVING A RADIUS OF 15.00 FEET; THENCE,

8TH: NORTHWESTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE
OF 90° 00' 00"; THENCE LEAVING SAID CURVE,

9TH: NORTH 27° 51' 06" WEST 18.00 FEET TO A
TANGENT CURVE CONCAVE TO THE SOUTHWEST AND
HAVING A RADIUS OF 210.00 FEET; THENCE,

10TH: NORTHWESTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 202.41 FEET THROUGH A CENTRAL ANGLE
OF 55° 13' 28"; THENCE LEAVING SAID CURVE,

11TH: NORTH 83° 04' 34" WEST 65.28 FEET TO A
TANGENT CURVE CONCAVE TO THE SOUTHEAST AND
HAVING A RADIUS OF 210.00 FEET; THENCE,

12TH: SOUTHWESTERLY ALONG SAID CURVE TO A POINT
AN ARC DISTANCE OF 340.16 FEET THROUGH A
CENTRAL ANGLE OF 92° 48' 34" THENCE LEAVING SAID
CURVE,

13TH: NORTH 58° 08' 11" WEST 65.83 FEET TO A
POINT ALONG A CURVE CONCAVE TO THE SOUTHEAST
AND HAVING A RADIUS OF 270.00 FEET; THENCE,

14TH: NORTHEASTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 368.55 FEET THROUGH A CENTRAL ANGLE
OF 78° 12' 29"; THENCE,

15TH: NORTH 00° 01' 08" WEST 524.22 FEET TO A
TANGENT CURVE CONCAVE TO THE SOUTHWEST AND
HAVING A RADIUS OF 179.45 FEET, A RADIAL BEARING
OF SAID CURVE AT SAID POINT BEING SOUTH 89° 59'
01" WEST; THENCE,

16TH: NORTHERLY ALONG SAID CURVE AN ARC DISTANCE
OF 74.06 FEET THROUGH A CENTRAL ANGLE OF 23° 38'
51"; THENCE,

17TH: SOUTH 89° 58' 52" EAST 75.07 FEET; THENCE,
18TH: SOUTH 00° 01' 08" EAST 484.13 FEET; THENCE,
19TH: SOUTH 88° 03' 25" EAST 20.25 FEET; THENCE,
20TH: SOUTH 00° 01' 08" EAST 118.41 FEET; THENCE,
21ST: SOUTH 83° 04' 34" EAST 22.74 FEET, A TANGENT
CURVE CONCAVE TO THE SOUTHWEST AND HAVING A
RADIUS OF 270.00 FEET; THENCE,
22ND: SOUTHEASTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 260.24 FEET THROUGH A CENTRAL ANGLE
OF 55° 13' 28"; THENCE,
23RD: SOUTH 27° 51' 06" EAST 33.00 FEET; THENCE,
24TH: NORTH 62° 08' 54" EAST 256.75 FEET; THENCE,
25TH: NORTH 17° 08' 54" EAST 129.31 FEET; THENCE,
26TH: SOUTH 86° 52' 33" WEST 269.46 FEET; THENCE,
27TH: NORTH 66° 50' 59" WEST 91.00 FEET; THENCE,
28TH: NORTH 02° 36' 13" EAST 287.68 FEET; THENCE,
29TH: NORTH 89° 58' 52" WEST 100.00 FEET; THENCE,
30TH: NORTH 00° 01' 08" WEST 225.00 FEET; THENCE,
31ST: NORTH 42° 09' 42" EAST 258.43 FEET TO THE
POINT OF BEGINNING.

SAID LAND IS DESCRIBED AS "PROPOSED PARCEL 2" IN
THE CERTAIN INSTRUMENT ENTITLED "LOT LINE
ADJUSTMENT RLLA 2010 00021", RECORDED DECEMBER
28, 2010 AS INSTRUMENT NO. 20101926209 OF
OFFICIAL RECORDS,

APN: 2049-019-061, 033 & 034

EASEMENT EXCEPTIONS

LEGAL DESCRIPTION PER FIRST CHICAGO TITLE COMPANY
TITLE REPORT #00040233-994-X59 DATED JUNE 11, 2015.

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: DRAINAGE CHANNEL
RECORDING DATE: IN BOOK 42862 PAGE 344, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: POLES
RECORDING DATE: IN BOOK 44749 PAGE 264, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND.

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: DECLARATION OF EASEMENT
RECORDING DATE: IN BOOK 35127 PAGE 199, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: DECLARATION OF EASEMENT
RECORDING DATE: IN BOOK 35689 PAGE 276, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: IN BOOK 44286 PAGE 131, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JUNE 7, 1954
RECORDING NO: 2387 IN BOOK 44749 PAGE 264, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINES
RECORDING DATE: IN BOOK 50165 PAGE 439, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: IN BOOK 50211 PAGE 337, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: JANUARY 20, 1959
RECORDING NO: 1739, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINES
RECORDING DATE: APRIL 6, 1959
RECORDING NO: 2852, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: APRIL 20, 1959
RECORDING NO: 1643, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINE
RECORDING DATE: OCTOBER 23, 1959
RECORDING NO: 4187, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINE
RECORDING DATE: DECEMBER 23, 1960
RECORDING NO: 2812, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINE
RECORDING DATE: DECEMBER 12, 1963
RECORDING NO: 5343, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: SANITARY SEWER
RECORDING DATE: APRIL 5, 1974
RECORDING NO: 3392, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: SANITARY SEWER
RECORDING DATE: MARCH 13, 1979
RECORDING NO: 79-279182, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: COVERED STORM DRAIN
RECORDING DATE: APRIL 1, 1983
RECORDING NO: 83-363133, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: COVERED STORM DRAIN
RECORDING DATE: JUNE 14, 1983
RECORDING NO: 83-665682, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: STORM DRAIN
RECORDING DATE: FEBRUARY 4, 1986
RECORDING NO: 86-146373, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: SEPTEMBER 9, 1999
RECORDING NO: 99-1709707, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

27. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF
SAID LAND FOR

PURPOSE(S): STREET AND HIGHWAY
RECORDING DATE: JULY 3, 2007
RECORDING NO: 2007-1590823, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

30. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 2, 2012
RECORDING NO: 2012-653960, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

35. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: MAY 30, 2014
RECORDING NO: 2014-562297, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

36. PROPOSED EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS
INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: OPEN SPACE CONSERVATION EASEMENT, NO DEVELOPMENT,
GRADING OR AGRICULTURAL ACTIVITY
AFFECTS: A PORTION OF SAID LAND

EASEMENT NOTE:
ALL EASEMENTS TO REMAIN UNLESS OTHERWISE NOTED.



PREPARED BY: ID#: Westcord.Calabasas/TentPM

WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
101 HODGENCAMP RD, SUITE 216, THOUSAND OAKS, CA, 91360
(805) 495-1330 FAX: (805) 446-9125

Donald G. Waite
DONALD G. WAITE

06/04/2024
DATE

PROP PARCEL 1
EASEMENTS AND
LEGAL DESCRIPTION

PREPARED FOR:
CALABASAS AUTO PARK, LLC
951 S Westlake Blvd #101,
Westlake Village, CA 91361
PH: (805) 497-4557
ATTN: Mr. Tony Principe

DESIGNED BY: ____ MN ____
CHECKED BY: ____ DW ____
DRAWN BY: ____ MN ____

SCALE:

SHEET NO.
2 of 3

06/04/2024

"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

PARCEL MAP BOUNDARY DATA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89°59'56"	15.00'	23.56'	15.00'
C2	55°13'31"	210.00'	202.41'	109.84'
C3	92°48'14"	210.00'	340.16'	220.54'
C4	78°12'30"	270.00'	368.55'	219.46'
C5	40°08'57"	179.45'	125.75'	65.58'
C6	55°13'31"	270.00'	260.24'	141.23'

LINE DATA

LINE	BEARING	DISTANCE
L1	N 62°08'54" E	72.34'
L2	N 27°51'06" W	42.00'
L3	N 17°08'54" E	172.52'
L4	N 27°51'03" W	18.01'
L5	N 83°04'34" W	65.29'
L6	N 58°08'05" W	65.82'
L10	N 20°05'38" W	94.54'
L11	N 15°25'50" W	133.09'
L12	N 89°58'52" E	90.00'
L13	N 00°01'08" W	225.00'
L14	N 89°58'52" E	100.00'
L15	N 02°35'44" E	287.81'
L16	N 66°51'10" W	91.00'
L17	N 86°52'39" E	269.45'
L18	N 17°08'54" E	129.30'
L19	N 62°06'54" E	256.75'
L20	N 00°01'08" W	118.39'
L21	N 88°03'26" W	19.96'
L22	N 27°51'06" W	33.00'
L23	N 89°58'41" W	49.93'
L24	N 00°01'08" W	160.00'
L25	N 89°58'41" W	130.02'
L26	N 00°01'19" E	145.00'
L27	N 89°58'52" E	74.87'

NOTE:

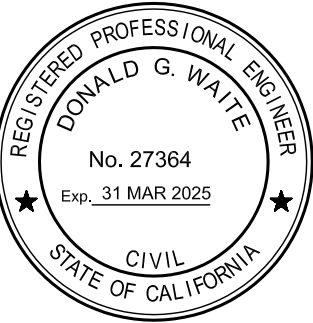
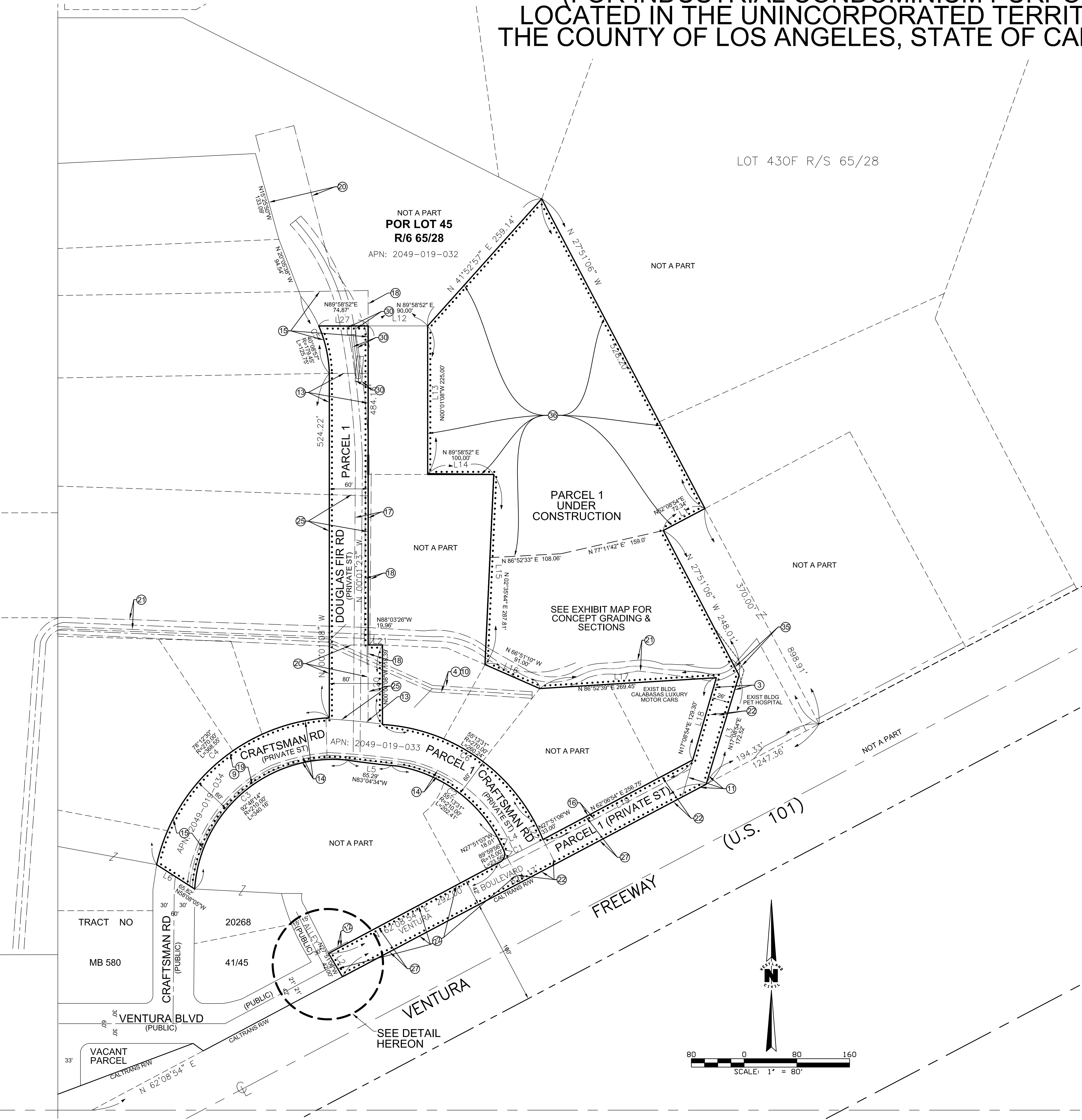
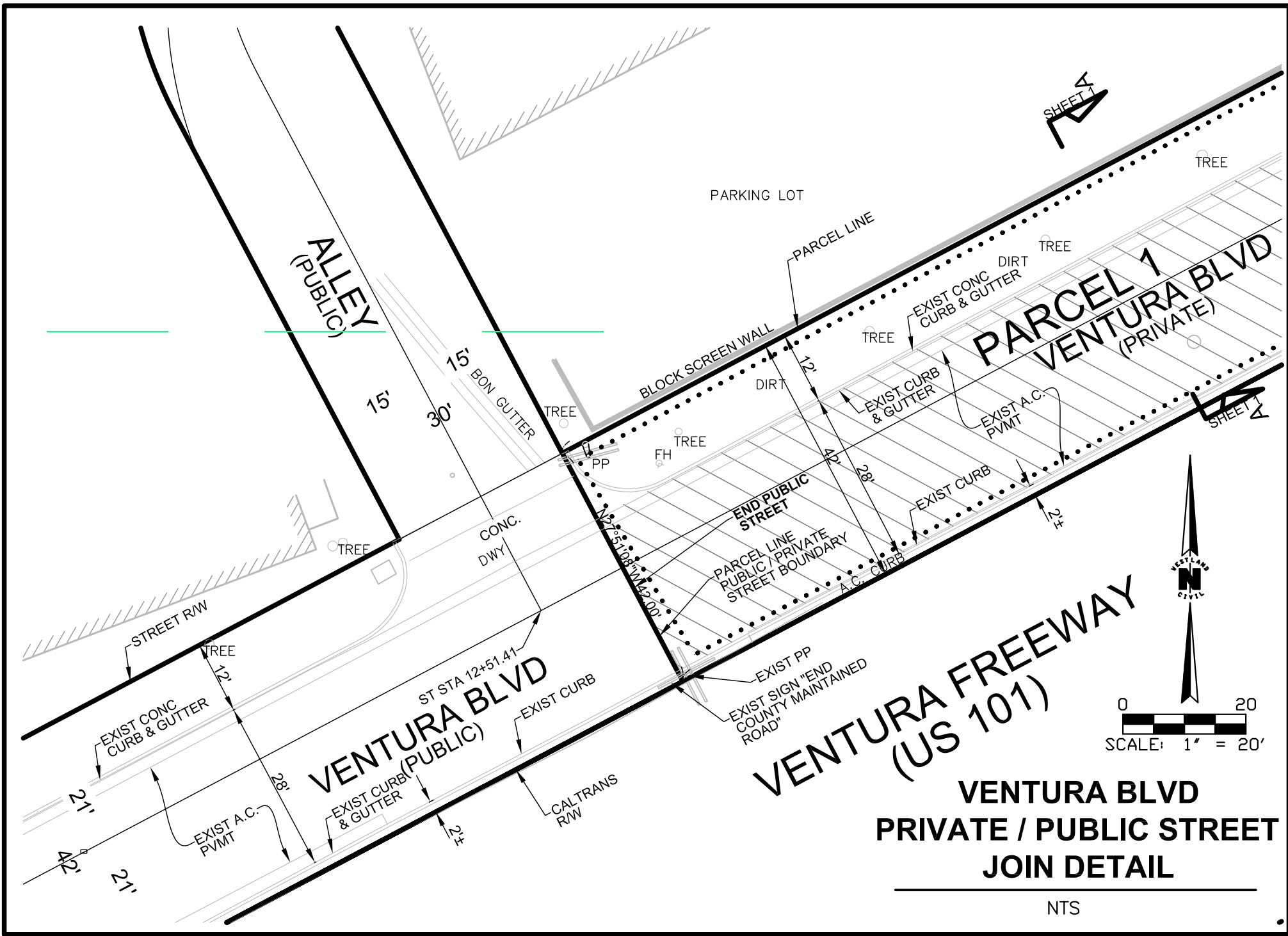
1. ALL IMPROVEMENTS ARE UNDER CONSTRUCTION PER GRADING PERMIT NO 20073000356 AND BUILDING PERMIT 20082100038.

LEGEND

..... PROPOSED LAND TO BE SUBDIVIDED FOR CONDO PURPOSES
22 EXIST EASEMENT NO. SEE DESCRIPTION ON SHEET 1.

NOTES:

1. SEE LEGAL DESCRIPTION AND EASEMENT LEGEND ON SHEET 2.
2. ALL BOUNDARY MONUMENT WILL BE SET PRIOR TO RECORDING OF FINAL MAP.
3. SEE EXHIBIT MAP FOR PROPOSED CONCEPT GRADING.
4. THE PRESENT ZONING FOR THE SUBJECT PROPERTY IS "M-1" (LIGHT INDUSTRIAL ZONE).
5. WATER PURVEYOR IS LVMWD.
6. SEWER PURVEYOR IS LVMWD.
7. PUBLIC SEWER WILL BE UTILIZED.
8. ALL EASEMENTS TO REMAIN UNLESS OTHERWISE NOTED.
9. LAND USE CATEGORY COMMERCIAL.



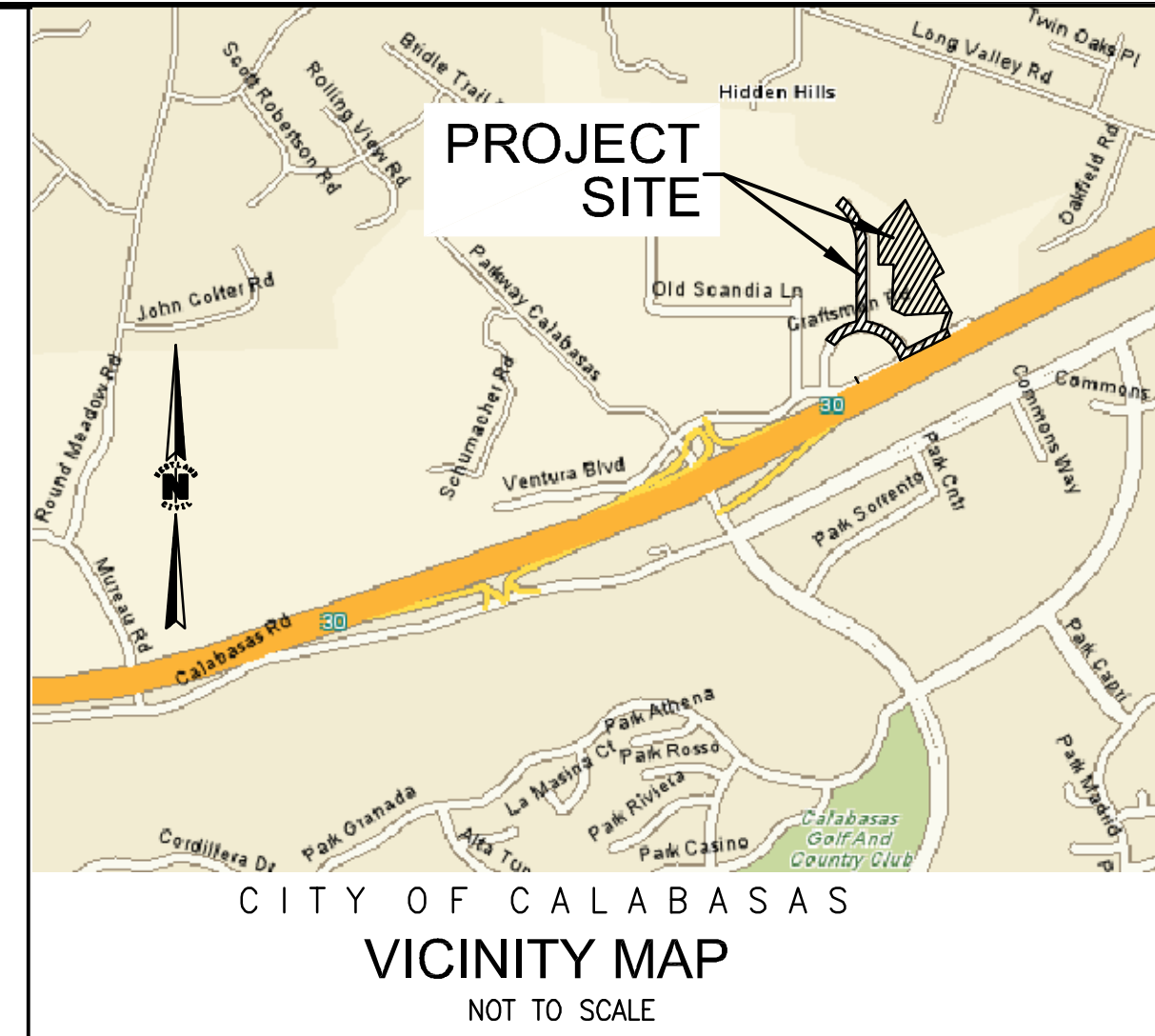
PREPARED BY: ID# Westcord.Calabasas/TentPM
WESTLAND CIVIL, INC.
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101 HODGEN CAMP RD, SUITE 216, THOUSAND OAKS, CA, 91360
(805) 495-1330 FAX: (805) 446-9125
DONALD G. WAITE DATE

**PROP PARCEL 1
BOUNDARY
/EASEMENT MAP**

PREPARED FOR:
CALABASAS AUTO PARK, LLC
951 S Westlake Blvd #101,
Westlake Village, CA 91361
PH: (805) 497-4557
ATTN: Mr. Tony Principe

DESIGNED BY: MN
CHECKED BY: DW
DRAWN BY: MN
SCALE:
SHEET NO.
3 of 3

"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
"EXHIBIT MAP"



INDEX OF SHEETS	
NO.	DESCRIPTION
1	SITE GRADING / DRAINAGE AND FIRE ACCESS PLAN
2	CROSS SECTIONS
3	CROSS SECTIONS
4	PRIVATE SEWER, DOMESTIC WATER COMPOSITE UTILITY PLAN
5	EASEMENTS DESCRIPTIONS
6	EASEMENTS MAP
7	VENTURA BLVD FIRE ACCESS RD

SITE ANALYSIS:

BUILDING:	
GROUND FLOOR:	
STORAGE OCCUPANCY	15,721 SF
B OCCUPANCY ACCESSORY	505 SF
SECOND FLOOR:	
STORAGE OCCUPANCY	14,402 SF
B OCCUPANCY ACCESSORY	1,340 SF
TOTAL BUILDING:	31,500 SF
UNITS: 19 (17 @ 25'x55' (1375 sq ft. EA) 2 @ 50'x55' (2750 sq ft. EA))	
* UNIT SQUARE FOOTAGE MAY VARY PENDING FINAL LOCATION OF	
DEMISING WALLS PER FINAL SALE OF EACH UNIT.	
* SEE ARCH. PLAN FOR OCCUPANT LOAD DETERMINATION OF	
LOBBY/DECK AREA	
CONSTRUCTION TYPE -	
BUILDING WITH FIRE SPRINKLERS	

AREA:	
PARCEL 1:	GROSS AREA: 311,300± SQFT. (7.15 ACRES)??
	NET AREA: 309,830± SQFT. (7.12 ACRES)??

PARKING:
THE PROJECT WAS APPROVED FOR 46 SPACES UNDER CUP #201500096.

ZONING:
THE PRESENT ZONING FOR THE SUBJECT PROPERTY IS "M-1" (LIGHT INDUSTRIAL ZONE).

FLOOD ZONE:
FLOOD ZONE "C" - AREA OF MINIMAL FLOODING PER COMMUNITY PANEL NO. 065043-06148, DATED 06/07/1998

LAND USE:
EXISTING UNDER CONSTRUCTION AS APPROVED BY CUP #201500096
PROPOSED CLASSIC CARS CONDO STORAGE UNITS

ASSESSOR'S PARCEL NUMBER:
2049-019-061, 033 AND 034

BASIS OF BEARING:
THE BEARING OF N0°01'08"W FOR THE WEST LINE OF NELY QUARTER OF SECTION 22, T.1 N., R.17 W., S.B.M. AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 46, PAGE 26 OF RECORD OF SURVEYS, IN THE OFFICE OF COUNTY RECORDER OF LOS ANGELES COUNTY, WAS USED AS THE BASIC OF BEARING FOR THIS SURVEY.

BENCHMARK:
CITY OF LOS ANGELES DATUM B.M. Y. 10410 (MALIBU QUAD)
ELEVATION = 1,003.803 FEET (2003 ADJUSTMENT)
DPW BM TAG IN E CB 1M S/O BCR AT SE COR. CALABASAS RD AND PARKWAY CALABASAS 28 M S AND 13.5 M E/O CL INT.

PROPOSED SCOPE OF WORK:
CONVERT EXISTING LEASE SPACE UNITS (CURRENTLY UNDER CONSTRUCTION) TO CONDOMINIUM UNITS FOR SALE.
ONE PARCEL SUBDIVISION PURPOSE ONLY.

- GRADING CONSTRUCTION NOTES:**
1. CONST. 6" CURB & 12" GUTTER PER DETAIL 2 ON SHEET C-7.
 2. CONST. 3" WIDE RIBBON GUTTER PER DETAIL 3 ON SHEET C-9.
 3. CONST. 6" CONC CURB PER DETAIL 1 ON SHEET C-9.
 4. CONST. CONC. FLOWLINE.
 5. GATE, SEE ARCHITECTURAL PLAN PLANS FOR DETAILS.
 6. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
 7. TRANSFORMER ON CONCRETE PAD AND BOLLARDS BY OTHERS, NOT A PART OF THIS PLAN.
 8. RETAINING SOIL NAIL WALL EXPOSED H=2.5' MAX. SEPARATE PERMIT REQUIRED, NOT A PART OF THIS PLAN. SEE WALL STRUCTURAL PLANS BY DRS ENGINEERING, INC. (FOR REFERENCE ONLY).
 9. GATE, SEE ARCHITECTURAL PLAN PLANS FOR DETAILS.
 10. CONST. CONC INTERCEPTOR SWALE BEHIND WALL, W=36" WIDE, 12" MIN DEEP. SEE TYP DETAIL 5 ON SHEET C-7.
 11. RETAINING CAISSON WALL EXPOSED H=16' MAX. SEPARATE PERMIT REQUIRED, NOT A PART OF THIS PLAN. SEE WALL STRUCTURAL PLANS BY DRS ENGINEERING, INC. (FOR REFERENCE ONLY).
 12. CONST. 12" WIDE, 6" MIN DEEP CONC V-DRAIN BEHIND A WALL. SEE TYP DETAIL 4 ON SHEET C-7.
 13. INSTALL 24"x24" C.B. BY BROOKS MFG OR EQUAL, 1/4" ATRIUM GRATE.
 14. INSTALL 18"x18" C.B. BY BROOKS MFG OR EQUAL, 1/4" ATRIUM GRATE.
 15. CONST. GRADED EARTH FLOWLINE.
 16. CONST. 18" H2O SCREEN WALL. SEE DETAIL 11 ON SHEET C-7. SEE ARCH / LANDS. PLAN.
 17. REMOVE EXIST CONC PAVEMENT WHERE EXIST. CONSTRUCT CONC. PAVEMENT PER FINAL SOILS ENGINEER RECOMMENDATION (PRELIMINARY SECTION MIN 7" OF 3500 PSI (MIN) CONC. PAVEMENT WITH #4 REBAR @ 18" O.C. EACH WAY AT MID DEPTH ON MIN 6" A.B. COMPACTED TO A MIN 95% RELATIVE COMPACTION) A THICKER CONCRETE SECTION AT 9" IS SUGGESTED WHERE STOPS AND STARTS OCCUR REPEATEDLY SUCH AS VENTURA BOULEVARD, THE CONCRETE SECTION SHOULD ALSO HAVE APPROPRIATELY SPACED CRACK CONTROL JOINTS. SEE LANDSCAPE PLANS FOR LOCATION, COLOR, SCORING & JOINTING. FINAL SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER AT THE CONCLUSION OF GRADING.
 18. INSTALL 24"x24" C.B. BY BROOKS MFG OR EQUAL, 1/4" TRAFFIC RATED GRATE.
 19. CONST. RET. WALL H=3' MAX. SEPARATE PERMIT MAY BE REQUIRED, NOT A PART OF THIS PLAN.
 20. CONST. 6" DIA AREA DRAIN IN PLANTER BY NDS PRODUCTS OR EQUAL. INSTALL ATRIUM GRATE IN PLANTERS AND BEHIND WALLS.
 21. INSTALL TRUNCATED DOWNS. SEE DETAIL 6 ON SHEET C-7.
 22. HANDICAP PARKING SPACES, ACCESS AISLE AND SIGNAGE - PARKING SHALL HAVE A MAXIMUM CROSS SLOPE OF ONE-QUARTER OF AN INCH (1/4") PER FOOT (2%) GRADIENT IN ANY DIRECTION. DISABLED STRIPING & DEMARCATION SHALL BE APPLIED AND/OR MAINTAINED IN ACCORDANCE WITH CBC TYPICAL DETAIL 14 ON SHEET C-7.
 23. ROYAL BLUE COLOR SEE TYPICAL DETAIL 7 ON SHEET C-7.
 24. INSTALL 12" PVC SDR 35 OR EQUAL, S=1% MIN, 30" MIN. BURY. IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED.
 25. INSTALL 12" PVC DRAIN PIPE TO UNDERGROUND DETENTION, S=1% MIN.
 26. UNDERGROUND DETENTION 2'x36" L=125' (TOTAL LENGTH INCLUDING BOTH PIPES) CMP PIPE BY CONTECH CMP DETENTION SYSTEMS OR EQUAL. REQUIRED VOLUME 809 cu ft. BEDDING PER PIPE MANUFACTURE REQUIREMENTS. CONNECT BOTH PIPES AT EACH END. SEE CONST NOTES 36 & 37. IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED. SEE TYP BACFILL DETAIL 14 ON SHEET C-7.
 27. INSTALL 12" H.D.P.E. DRAIN PIPE (SEE SECTION C-C ON SHEET C-8). (UNDER SEPARATE PERMIT). IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED.
 28. CONNECT 12" H.D.P.E. TO BOX CULVERT. PER SPPWC STD PLATE 335-2, CASE 3 (MOD) SEE DETAIL 12 SHEET C-7 (UNDER SEPARATE PERMIT). CONTRACTOR TO SMOOTH FINISH THE INTERIOR OF R.C. BOX AT THE CONNECTION PER LACFCD STANDARD.
 29. INSTALL FILTERA 4x6' CATCH BASIN BY CONTECH OR EQUAL WITH TREE GRATE OR APPROVED EQUAL. SEE DETAIL 10 ON SHEET C-7. IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED.
 30. INSTALL FILTERA 6x8' CATCH BASIN BY CONTECH OR EQUAL WITH TREE GRATE OR APPROVED EQUAL. SEE DETAIL 10 ON SHEET C-7. IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED.
 31. REMOVE EXIST. SIDE OPENING C.B. AND CONST. GRATED C.B. (TRAVERSE) PER SPPWC STD 305-3 WITH 4 GRATES AND RECONNECT TO EXIST 54" R.C.P.
 32. CONST. 8" CURB (OR HEIGHT AS NOTED OTHERWISE) & 24" GUTTER PER DETAIL 9 ON SHEET C-7.
 33. REMOVE EXIST AC PAVEMENT DRIVEWAY PER SPPWC STD PLAN 110-2 MODIFIED AS SHOWN.
 34. REMOVE EXIST PAVEMENT AND BASE. CONST. MIN 3" AC PAVEMENT ON 9" A.B. PER SOILS ENGINEER RECOMMENDATION. FINAL SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER AT THE CONCLUSION OF GRADING.
 35. INSTALL "COOL PAVEMENT" PAVERS PER DETAIL 8 ON SHEET C-7.
 36. INSTALL 6" AREA DRAIN IN PLANTER WITH ATRIUM GRATE. TYP.
 37. 4" PVC ROOF DRAIN OUTLET THROUGH CURB. 4" PVC OVERFLOW DRAIN OUTLET ONTO NON-EROSIVE SURFACE. 6" MIN ABOVE FINISH SURFACE. CONTRACTOR TO VERIFY LOCATION WITH PLUMBING PLAN P-6 PRIOR TO CONSTRUCTION.
 38. INSTALL 36" ADS OR CSP ELBOW.
 39. INSTALL 36" ADS OR CSP TEE.
 40. CONST. MANHOLE PER SPPWC STD 320-2.
 41. INSTALL 18"x18" C.B. (UNION BOX) BY BROOKS PRODUCTS OR EQUAL WITH SOLID COVER, TRAFFIC RATED.
 42. CONST. 3.5" WIDE C.B. PER SPPWC STD 300-3.
 43. INSTALL 18" PVC PIPE S=1% MIN. IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED.
 44. INSTALL 18" PVC PIPE S=1% MIN. IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED. CONC. ENCASED IF LESS THAN 18" OF COVER WITHIN DRIVABLE AREAS.
 45. INSTALL 8" PVC PIPE S=1% MIN.
 46. INSTALL FILTERA 4x8' CATCH BASIN BY CONTECH OR EQUAL WITH TREE GRATE OR APPROVED EQUAL. SEE DETAIL 10 ON SHEET C-7.
 47. CONST. MIN 4" WIDE CLR CONC WALK MIN 4" THICK ON MIN OF 4 INCHES OF SAND. REINFORCED WITH A MINIMUM OF NO. 3 BARS ON 24-INCH CENTERS IN EACH DIRECTION. REINFORCEMENT SHOULD BE PLACED AT MID-DEPTH OF THE SLAB. SIDEWALKS MAY BE CONSTRUCTED OF NON-REINFORCED CONCRETE PROVIDED SIDEWALKS ARE CUT INTO SQUARE PANELS (I.E. 4 FOOT WIDE WALKS SHOULD BE CUT INTO 4 FOOT BY 4 FOOT SQUARES).
 48. CONST. CONC MIN 4" WIDE (OR WIDTH AS SHOWN ON PLAN) CONC CURB RAMP (NO HANDRAILS, CLEAR WIDTH =48" MIN), 2% MAX CROSS SLOPE, 8.3% MAX ALONG RAMP WITH 12" MIN WIDE GROOVED BORDER AT THE LEVEL SURFACE AT THE TOP OF RAMP. SEE TYP GROOVING DETAIL 13 ON SHEET C-7.
 49. BIKE RACK, SEE ARCH AND/OR LANDSCAPE PLANS.
 50. LIGHT POLE, SEE ELECTRICAL AND STRUCTURAL PLANS.
 51. CONST. CONC PAVEMENT MIN 4" THICK ON MIN OF 4 INCHES OF SAND. REINFORCED WITH A MINIMUM OF NO. 3 BARS ON 24-INCH CENTERS IN EACH DIRECTION. REINFORCEMENT SHOULD BE PLACED AT MID-DEPTH OF THE SLAB. SIDEWALKS MAY BE CONSTRUCTED OF NON-REINFORCED CONCRETE PROVIDED SIDEWALKS ARE CUT INTO SQUARE PANELS.

APPROVED PERMITS FOR CONSTRUCTION:

- Grading/Drainage Permit - UNC-GRAD200730000356
- Flood Control Overbuild & Connect to County Storm Drain - FCDP2020000372
- Fire Department Plan - FEP2021-0034
- Building Permit - UNC BLDC200821000839
- Electrical Permit - UNC ELEC201222007823
- Mechanical Permit - UNC MECH201222004110
- Plumbing Permit - UNC PLMB201222004069
- Trash Enclosure Building Permit - UNC BLDC210105000010
- Landscape Water Efficiency Plan - EIMP2021000007
- Landscape Water Efficiency Permit - UNC BLDG210414000545
- Retaining Wall Permit - Soil nail walls, permanent - UNC BLDG210107000017
- Shoring Wall Permit, Soil nail walls, temporary - UNC BLDG210107000018

NOTE:

1. SITE HAS BEEN ROUGH GRADED AND ALL SITE RETAINING WALLS HAVE BEEN CONSTRUCTED
2. PRIVATE SEWER & WATER LINES HAVE BEEN CONNECTED TO LVMSD SEWER AND WATER MAIN AND INSPECTED BY LVMSD.
3. BUILDING UNDER CONSTRUCTION PER BLDG PERMIT 200821000839
4. SEE LIST OF PERMIT HEREON ISSUED FOR CONSTRUCTION.
5. NO ADDITIONAL GRADING OR EARTHWORK IS REQUIRED FOR THIS TENTATIVE MAP AS APPROVED PER CUP AND APPROVED GRADING PERMIT.
6. THERE ARE NO CHANGES REQUESTED OR NEEDED TO IMPROVEMENTS PER APPROVED CUP.
7. DRAINAGE IMPROVEMENTS NOT TO BE MAINTAINED BY LACFCD.
8. THE OPEN SPACE EASEMENT (PER RCUP-201500096#) WILL BE RECORDED AND REFERENCED ON THE FINAL MAP PRIOR TO FINAL MAP APPROVAL.

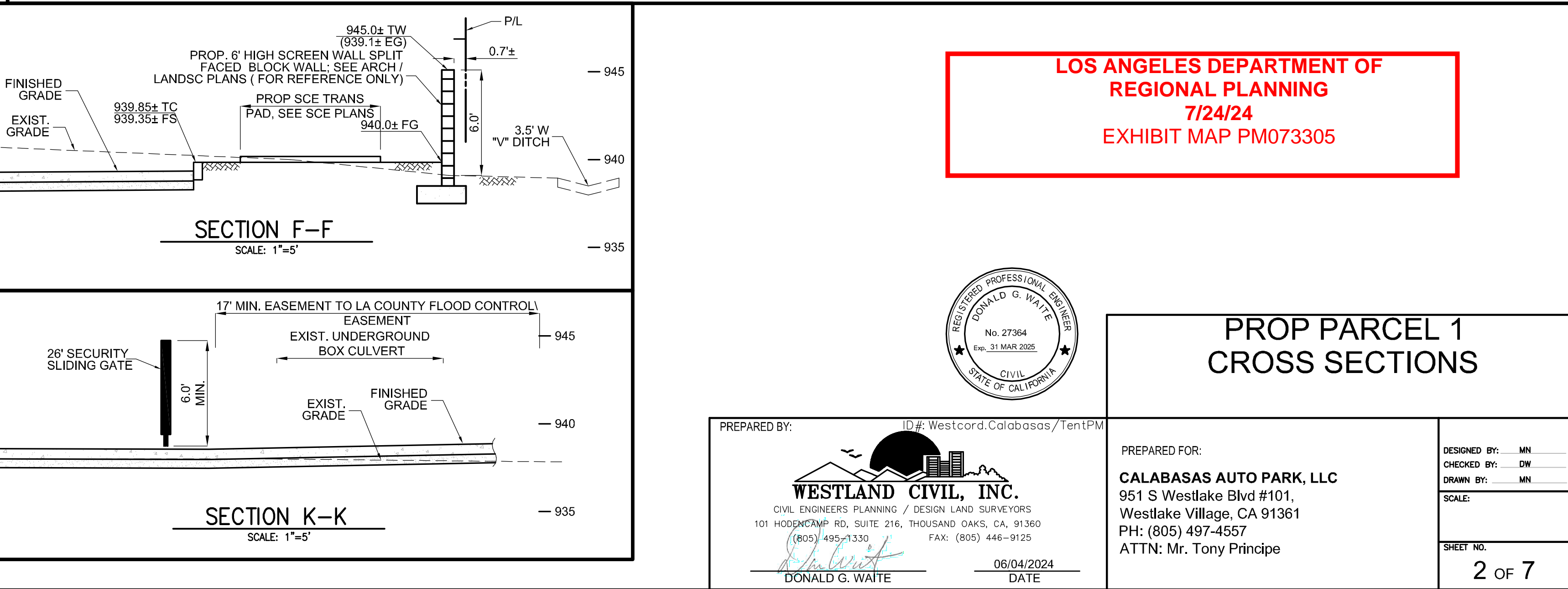
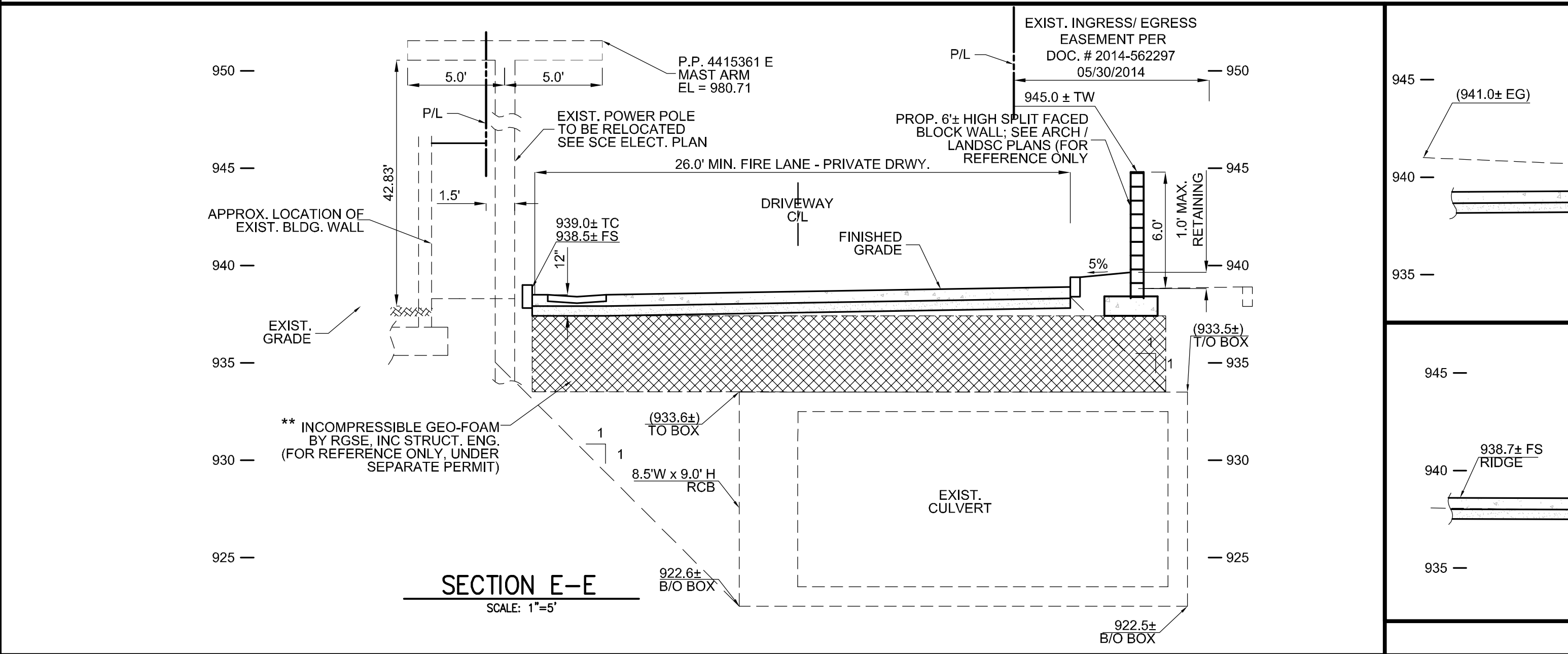
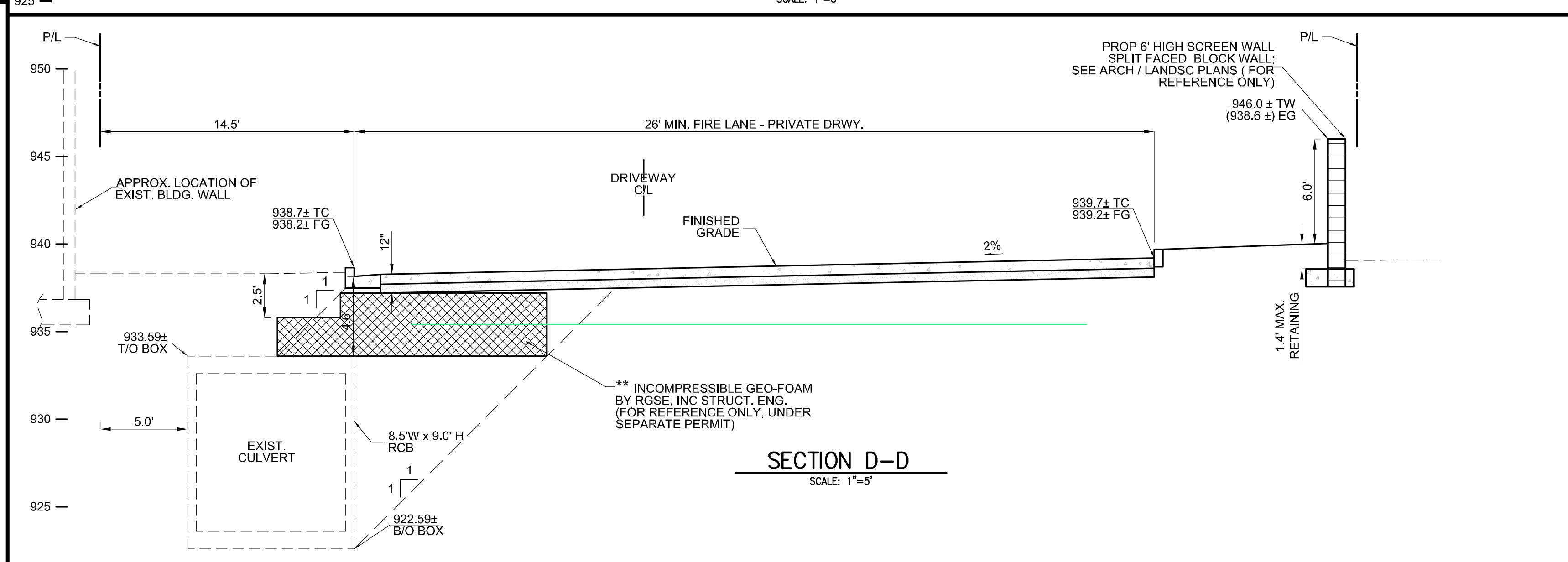
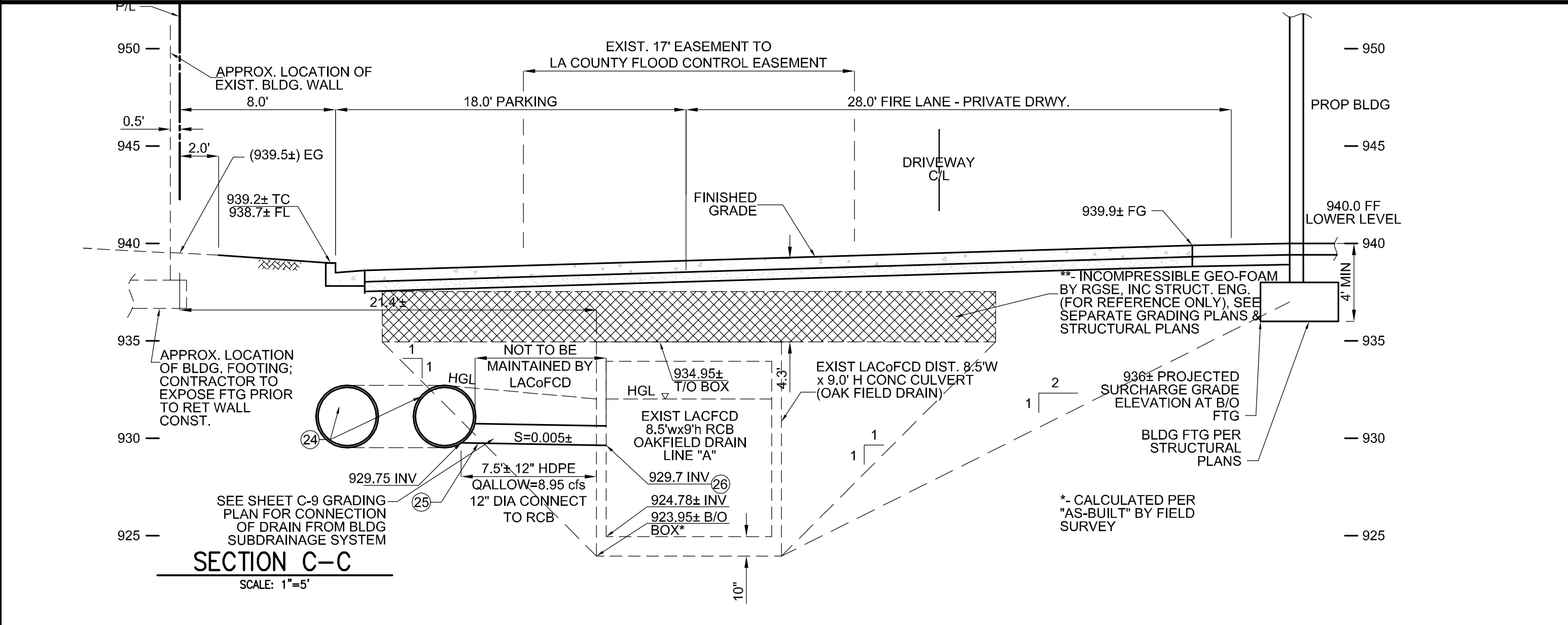
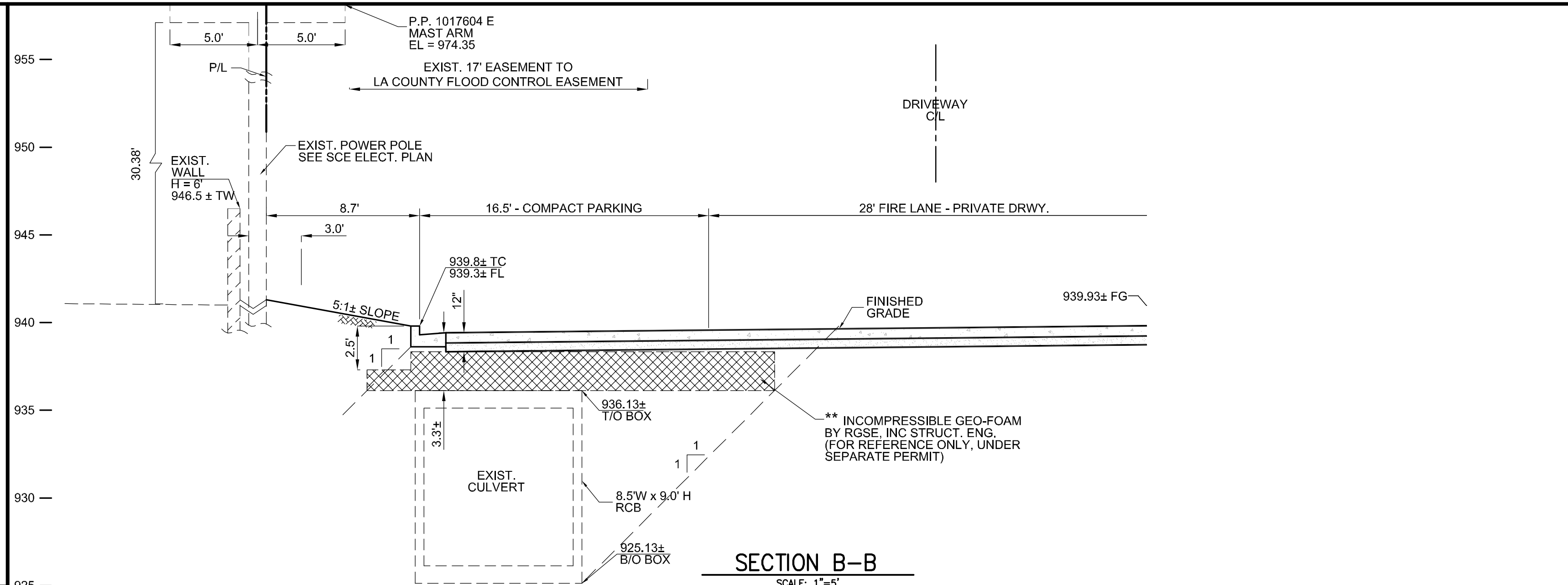
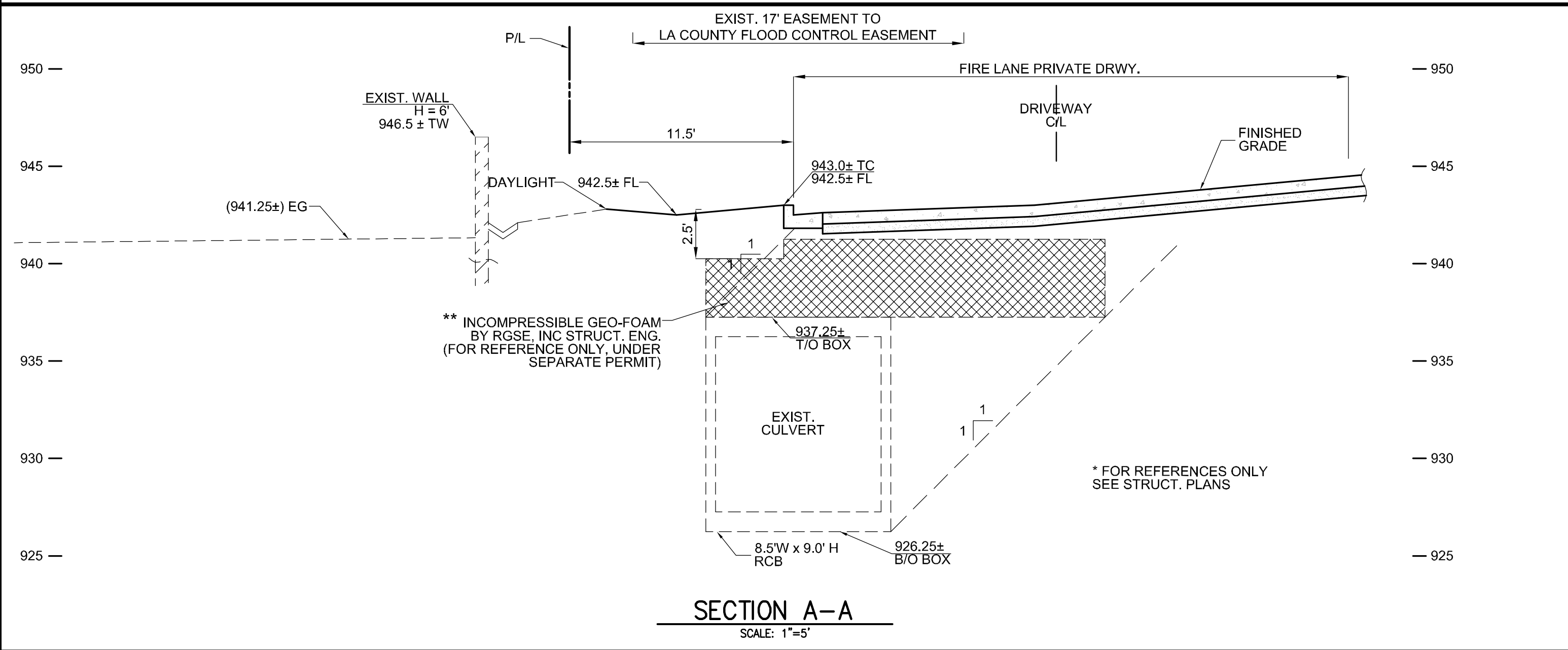
**PROP PARCEL 1
SITE GRADING / DRAINAGE
AND FIRE ACCESS PLAN**

PREPARED BY: WESTLAND CIVIL, INC. CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS 101 HOOBANK RD, SUITE 216, THOUSAND OAKS, CA, 91360 (805) 495-1330 FAX: (805) 446-9125 DONALD G. WAITE	ID#: Westcord.Calabasas/TentPM No. 27364 Exp. 31 MAR 2025 CIVIL STATE OF CALIFORNIA	DESIGNED BY: MN CHECKED BY: DW DRAWN BY: MN SCALE: SHEET NO. 1 OF 7
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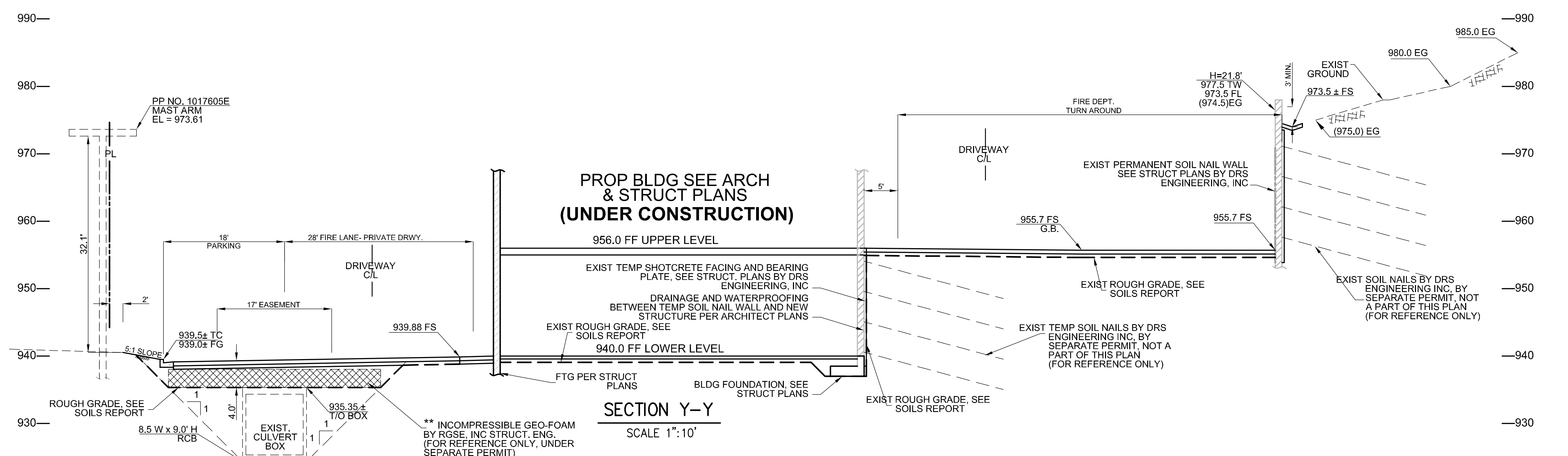
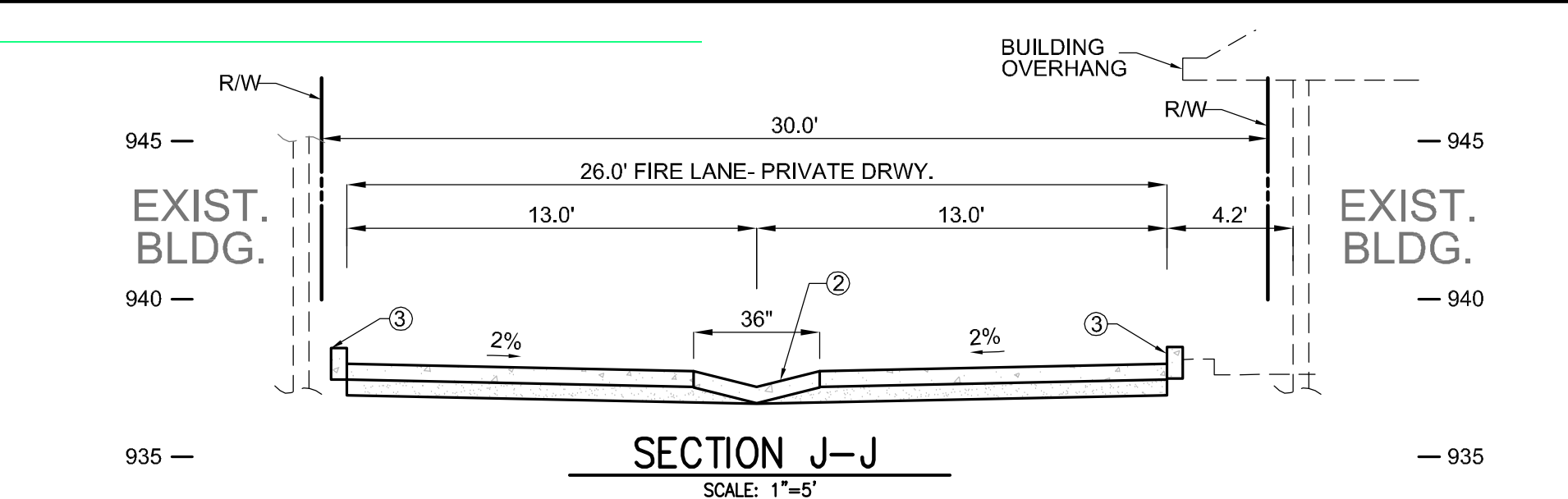
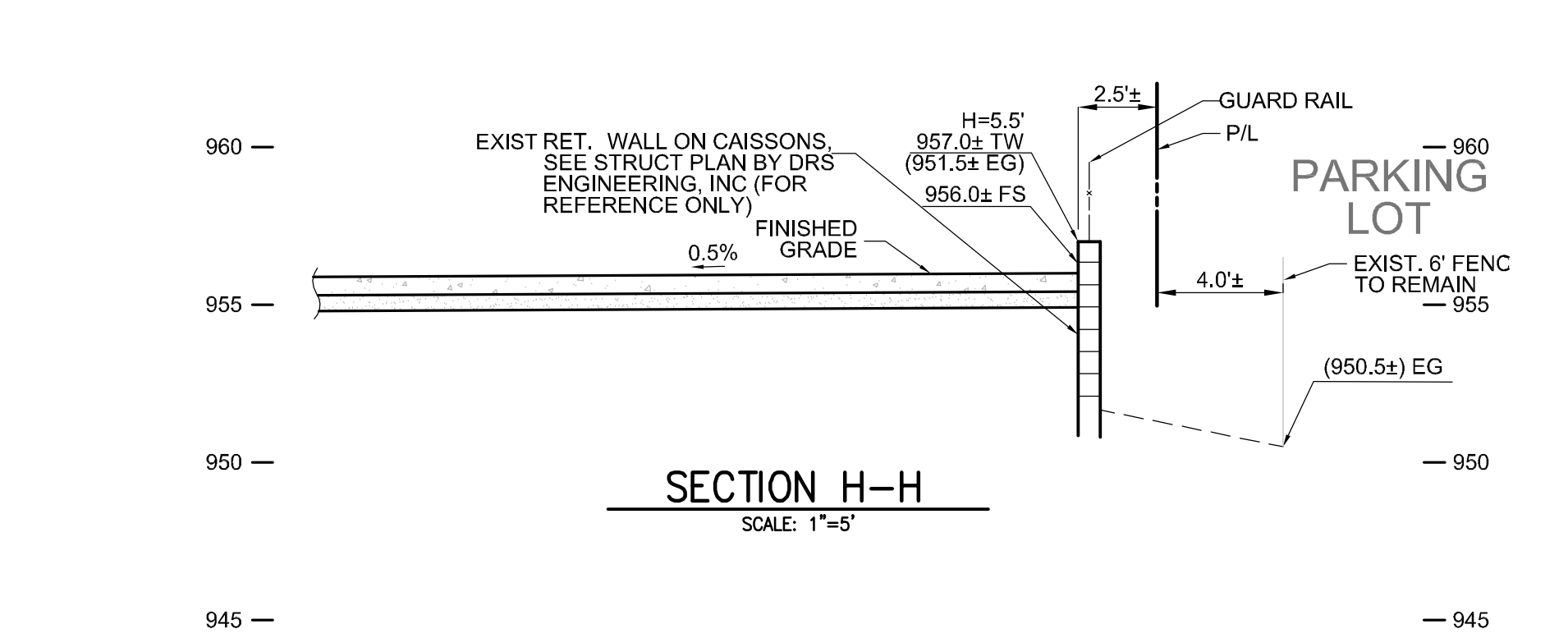
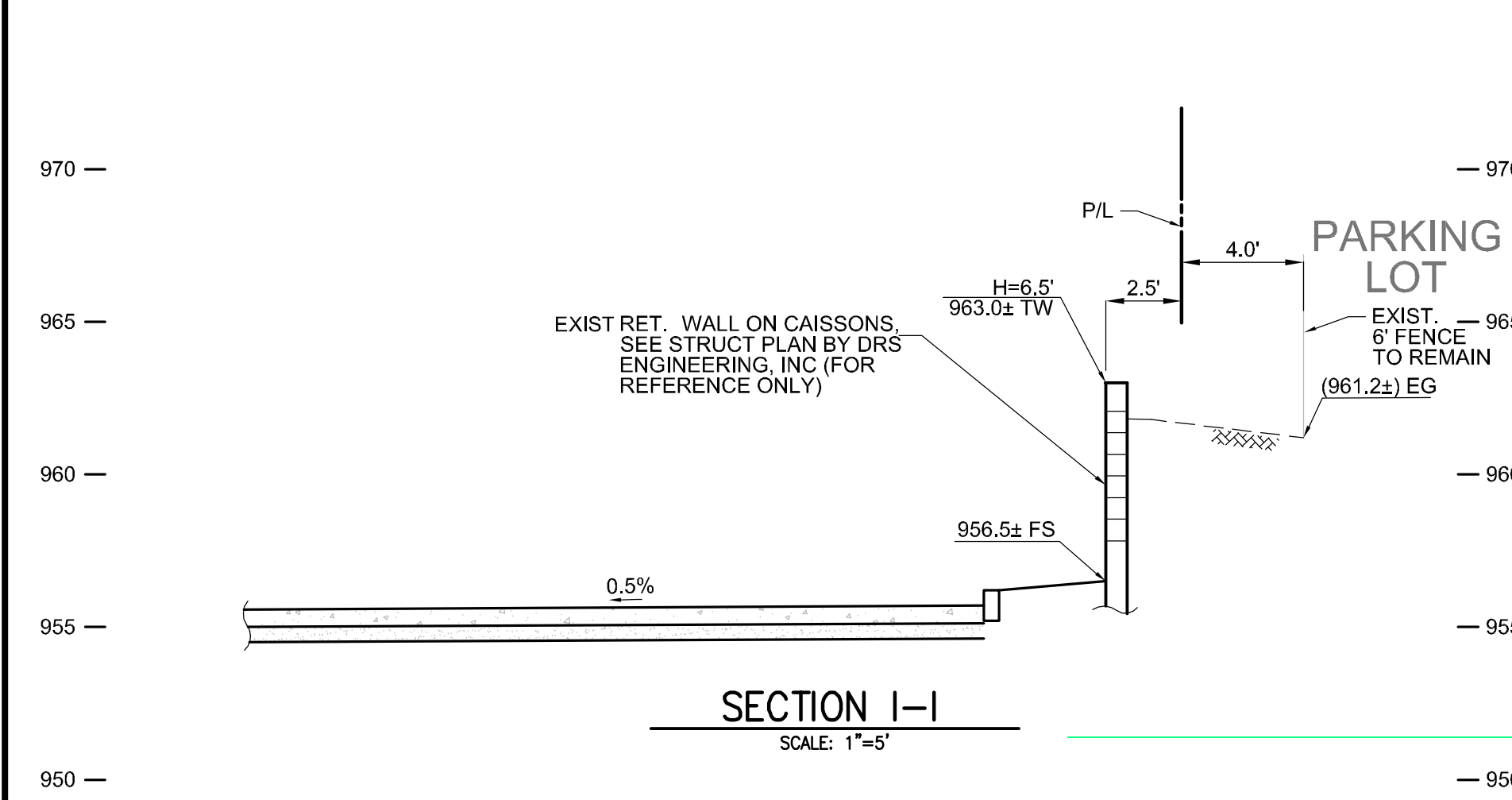
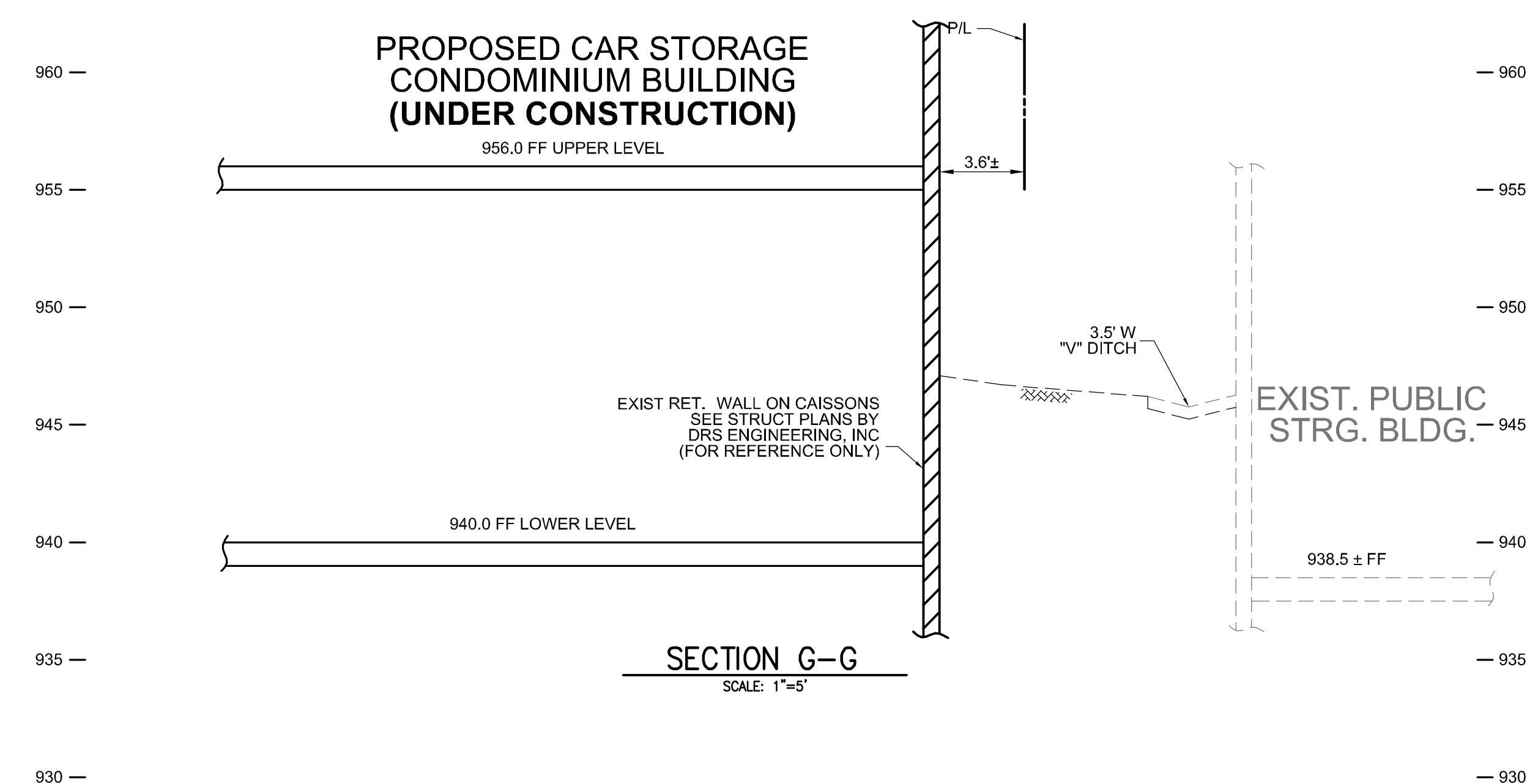
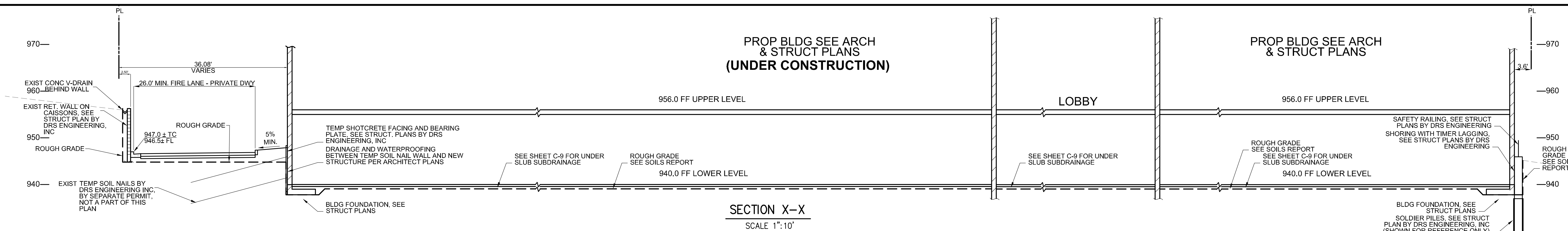
ABBREVIATIONS		LEGEND	
A.C.	ASPHALTIC CONCRETE	---	PROPERTY LINE
A.D.	AREA DRAIN	---	EXIST. RETAINING WALL PER PERMIT BLDG210107000017
B.C.	BEGIN CURVE	---	CONSTRUCTED SCREEN WALL
C.F.	CURB FACE	---	CONSTRUCTED COMBINATION WALL (RET. & SCREEN)
C.O.	CONC.	---	
D.I.	DAYLIGHT	---	
D.L.	DIAMETER	---	
E.G.	EXISTING GRADE	---	
E.P.	EDGE OF PAVEMENT	---	
F.D.C.	FIRE DEPT. CONNECTION	---	
F.F.	FINISHED FLOOR	---	
F.G.	FINISHED GRADE	---	
F.H.	FIRE HYDRANT	---	
F.L.	FLOW LINE	---	
F.S.	FINISHED SURFACE	---	
G.B.	GRADE BREAK	---	
G.M.	GAS METER	---	
H.P.	HIGH POINT	---	
I.N.V.	INVERT	---	
L.F.	LINEAL FEET	---	
M.H.	MANHOLE	---	
O.H.E.	OVER HEAD WIRE	---	
O.R.	OFFICIAL RECORD	---	
P.C.C.	PORTLAND CEMENT CONCRETE	---	
P.L.	PROPERTY LINE	---	
P.V.C.	POLYVINYL CHLORIDE	---	
P.V.M.T.	PAVEMENT	---	
R.	RIDGE	---	
R.D.	ROOF DRAIN	---	
S.	SEWER	---	
S.D.	SUB DRAIN	---	
ST. STA.	STREET STATION	---	
T.C.	TOP OF CURB	---	
T.G.	TOP OF GRATE	---	
T.O.P.	TOP OF PIPE	---	
T.W.	TOP OF WALL	---	
W.M.	WATER METER	---	
W.V.	WATER VALVE	---	
W.I.FENCE	WROUGHT IRON FENCE	---	

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
7/24/24
EXHIBIT MAP PM073305

"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
EXHIBIT MAP




"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
EXHIBIT MAP



**LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
7/24/24
EXHIBIT MAP PM073305**

PROP PARCEL 1 CROSS SECTIONS

PREPARED BY: ID#: Westcord.Calabasas/TenP


WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
101 HOOKCAMP RD, SUITE 216, THOUSAND OAKS, CA. 91360
(805) 495-1330 FAX: (805) 446-9125
S. G. Waite

DONALD G. WAITE

06/04/2024

DATE

PREPARED FOR:
CALABASAS AUTO PARK, LLC
951 S Westlake Blvd #101,
Westlake Village, CA 91361
PH: (805) 497-4557
ATTN: Mr. Tony Principe

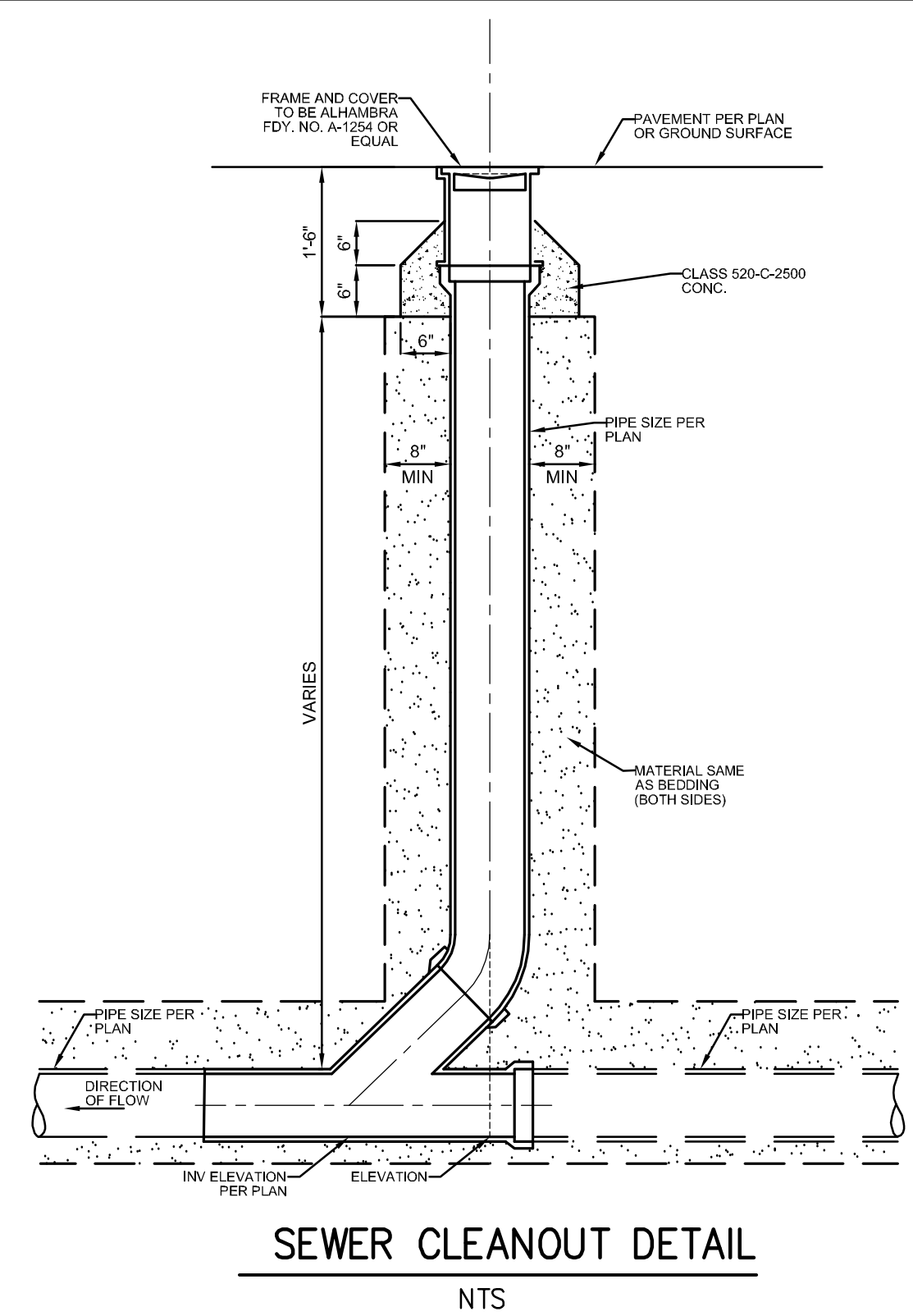
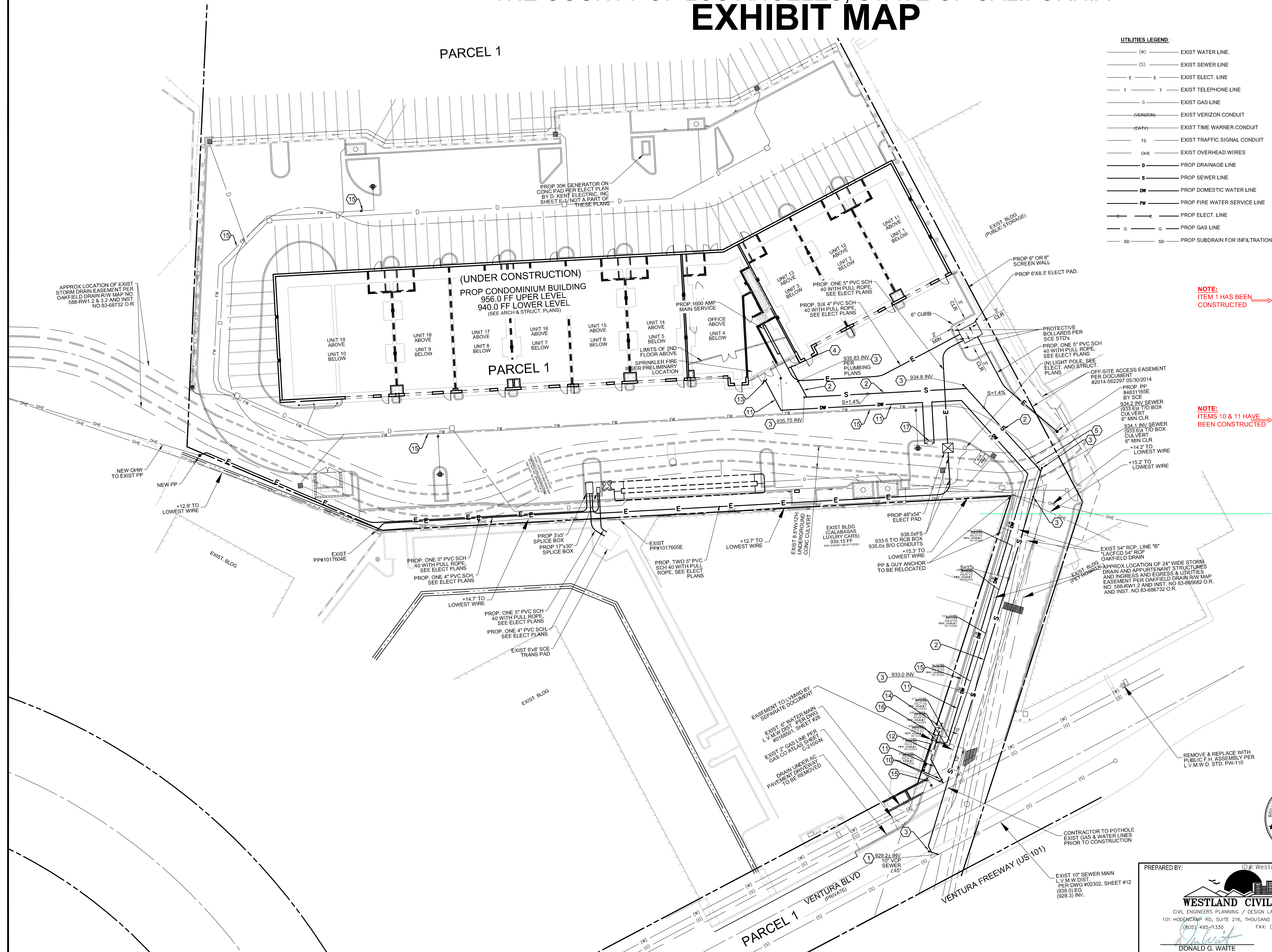
DESIGNED BY: _____ MN
CHECKED BY: _____ DW
DRAWN BY: _____ MN

SCALE:

SHEET NO.

3 OF 7

"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
EXHIBIT MAP



- NOTE:**
ITEM 1 HAS BEEN CONSTRUCTED

SEWER CONSTRUCTION NOTES:

 - ① JOIN EXIST 10" W.C.P. SEWER LINE, (LV/MWD TRUNK SEWER) WITH CUT IN WYE SADDLE CONNECTION PER LA COUNTY PW STD 2025-2. CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATION PRIOR TO CONSTRUCTION. SEE DETAIL "A" HEREON & PER APPROVED LV/MWD PLANS**.
 - ② INSTALL ON-SITE 6" PVC SDR 35 SEWER LATERAL PER LOS ANGELES PLUMBING CODE. SEE 1" MIN. CONTRACTOR TO VERIFY WITH PLUMBING PLANS SHEET P-2 POINT OF CONNECTION TO THE BUILDING PRIOR TO CONSTRUCTION.
 - ③ CONSTRUCT SEWER CLEANOUT AT MAX 100' INTERVAL. SEE TYP DETAIL HEREON.
 - ④ SEWER LATERAL P.O.C. TO THE BUILDING. CONTRACTOR TO VERIFY P.O.C AND INV ELEVATION WITH PLUMBING PLANS PRIOR TO INSTALLATION.
 - ⑤ SEWER 6" MIN CLEARANCE FROM T/O UNDERGROUND BOX CULVERT. PROVIDE SAND BASE BELOW THE PIPE.
 - ⑥ INSTALL 6" x 6" WYE & 45° ELBOW.

WATER CONSTRUCTION NOTES:

 - ⑩ OPEN CUT AND INSTALL 6" x 6 x 8 TEE WITH ADAPTER FLANGES TO EXIST 6" WATER SERVICE WITH 2" SERVICE AND 2" VALVE. SEE APPROVED BY THE LV/MWD PLANS**.
 - ⑪ INSTALL 2" SERVICE FROM MAIN TO METER, 2 1/2" SERVICE FROM METER.
 - ⑫ PROP. 2" METER (IN DFW BOX BODY MODEL DDFW1640C412B0DY AND LID MODEL SP-DDFW1640C4FLID) AND 2" DOMESTIC SERVICE. SEE APPROVED LV/MWD PLANS**.
 - ⑬ SEE PLUMBING PLANS SHEET P-4 P.O.C. TO THE BLDG PRIOR TO CONSTRUCTION.
 - ⑭ 3/4" IRRIGATION SUBMETER.
 - ⑮ SEE SEPARATE APPROVED FIRE WATER PLANS BY LA Co.F.D.**.
 - ⑯ INSTALL 2 1/2" BACKFLOW DEVICE WILKINS OR EQUAL.
 - ⑰ INSTALL 2 1/2" WILKINS YSBR PRESSURE REGULATING VALVE (PRV) OR EQUAL. MODEL LF009LF.

* - CONTRACTOR TO APPLY FOR SEPARATE PERMIT WITH LACoPW ALHAMBRA OFFICE.
** - FOR REFERENCE ONLY, NOT A PART OF THIS PLAN OR PERMIT.

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
7/24/24
EXHIBIT MAP PM073305

PROP PARCEL 1
PRIVATE SEWER, DOMESTIC WATER
COMPOSITE UTILITY PLAN

PREPARED FOR:
CALABASAS AUTO PARK, LLC
951 S Westlake Blvd #101,
Westlake Village, CA 91361
PH: (805) 497-4557
ATTN: Mr. Tony Principe


DESIGNED BY: MN
CHECKED BY: DW
DRAWN BY: MN

SCALE:

SHEET NO. 4 OF 7

10/4/2024

PREPARED BY: ID# Westcord.Calabasas/TentPM


WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
101 HOOGAN CAMP RD, SUITE 216, THOUSAND OAKS, CA, 91360
(805) 495-1330 FAX: (805) 446-9125
Donald G. Waite

DONALD G. WAITE

06/04/2024

DATE

"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
"EXHIBIT MAP"

EXHIBIT "A" – LEGAL DESCRIPTION

LEGAL DESCRIPTION PER FIRST CHICAGO TITLE COMPANY
TITLE REPORT #00040233-994-X59 DATED JUNE 11,
2015.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AND IS DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 45, AS SHOWN ON MAP FILE IN
BOOK 65 PAGE 28 OF RECORD OF SURVEYS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE NORTHWEST CORNER OF SAID
PARCEL; THENCE ALONG THE NORTHERLY LINE OF SAID
PARCEL, NORTH 89° 58' 52" EAST 190.00 FEET;
THENCE SOUTH 63° 05' 05" EAST, 609.39 FEET ALONG
THE NORTHEASTERLY LINE OF SAID PARCEL TO THE
TRUE POINT OF BEGINNING OF THIS PARCEL; THENCE
ALONG THE NORTHEASTERLY LINE OF SAID PARCEL,

1ST: SOUTH 27° 51' 06" EAST, 528.91 FEET; THENCE
LEAVING SAID NORTHEASTERLY LINE,

2ND: SOUTH 62° 08' 54" WEST 77.09 FEET; THENCE,

3RD: SOUTH 27° 51' 06" EAST 252.77 FEET; THENCE,

4TH: SOUTH 17° 58' 15" WEST 165.79 FEET TO THE
NORTHWESTERLY LINE OF VENTURA BOULEVARD; THENCE
SOUTHWESTERLY ALONG SAID LINE,

5TH: SOUTH 62° 08' 54" WEST 624.48 FEET; THENCE,

6TH: NORTH 27° 51' 06" WEST 42.00 FEET; THENCE,

7TH: NORTH 62° 08' 54" EAST 293.00 FEET TO A
TANGENT CURVE CONCAVE TO THE NORTHWEST AND
HAVING A RADIUS OF 15.00 FEET; THENCE,

8TH: NORTHWESTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE
OF 90° 00' 00"; THENCE LEAVING SAID CURVE,

9TH: NORTH 27° 51' 06" WEST 18.00 FEET TO A
TANGENT CURVE CONCAVE TO THE SOUTHWEST AND
HAVING A RADIUS OF 210.00 FEET; THENCE,

10TH: NORTHWESTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 202.41 FEET THROUGH A CENTRAL ANGLE
OF 55° 13' 28"; THENCE LEAVING SAID CURVE,

11TH: NORTH 83° 04' 34" WEST 65.28 FEET TO A
TANGENT CURVE CONCAVE TO THE SOUTHEAST AND
HAVING A RADIUS OF 210.00 FEET; THENCE,

12TH: SOUTHWESTERLY ALONG SAID CURVE TO A POINT
AN ARC DISTANCE OF 340.16 FEET THROUGH A
CENTRAL ANGLE OF 92° 48' 34" THENCE LEAVING SAID
CURVE,

13TH: NORTH 58° 08' 11" WEST 65.83 FEET TO A
POINT ALONG A CURVE CONCAVE TO THE SOUTHEAST
AND HAVING A RADIUS OF 270.00 FEET; THENCE,

14TH: NORTHEASTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 368.55 FEET THROUGH A CENTRAL ANGLE
OF 78° 12' 29"; THENCE,

15TH: NORTH 00° 01' 08" WEST 524.22 FEET TO A
TANGENT CURVE CONCAVE TO THE SOUTHWEST AND
HAVING A RADIUS OF 179.45 FEET, A RADIAL BEARING
OF SAID CURVE AT SAID POINT BEING SOUTH 89° 59'
01" WEST; THENCE,

16TH: NORTHERLY ALONG SAID CURVE AN ARC DISTANCE
OF 74.06 FEET THROUGH A CENTRAL ANGLE OF 23° 38'
51"; THENCE,

17TH: SOUTH 89° 58' 52" EAST 75.07 FEET; THENCE,
18TH: SOUTH 00° 01' 08" EAST 484.13 FEET; THENCE,
19TH: SOUTH 88° 03' 25" EAST 20.25 FEET; THENCE,
20TH: SOUTH 00° 01' 08" EAST 118.41 FEET; THENCE,
21ST: SOUTH 83° 04' 34" EAST 22.74 FEET, A TANGENT
CURVE CONCAVE TO THE SOUTHWEST AND HAVING A
RADIUS OF 270.00 FEET; THENCE,
22ND: SOUTHEASTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 260.24 FEET THROUGH A CENTRAL ANGLE
OF 55° 13' 28"; THENCE,
23RD: SOUTH 27° 51' 06" EAST 33.00 FEET; THENCE,
24TH: NORTH 62° 08' 54" EAST 256.75 FEET; THENCE,
25TH: NORTH 17° 08' 54" EAST 129.31 FEET; THENCE,
26TH: SOUTH 86° 52' 33" WEST 269.46 FEET; THENCE,
27TH: NORTH 66° 50' 59" WEST 91.00 FEET; THENCE,
28TH: NORTH 02° 36' 13" EAST 287.68 FEET; THENCE,
29TH: NORTH 89° 58' 52" WEST 100.00 FEET; THENCE,
30TH: NORTH 00° 01' 08" WEST 225.00 FEET; THENCE,
31ST: NORTH 42° 09' 42" EAST 258.43 FEET TO THE
POINT OF BEGINNING.

SAID LAND IS DESCRIBED AS "PROPOSED PARCEL 2" IN
THE CERTAIN INSTRUMENT ENTITLED "LOT LINE
ADJUSTMENT RLLA 2010 00021", RECORDED DECEMBER
28, 2010 AS INSTRUMENT NO. 20101926209 OF
OFFICIAL RECORDS,

APN: 2049-019-061, 033 & 034

EASEMENT EXCEPTIONS

LEGAL DESCRIPTION PER FIRST CHICAGO TITLE COMPANY
TITLE REPORT #00040233-994-X59 DATED JUNE 11, 2015.

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: DRAINAGE CHANNEL
RECORDING DATE: IN BOOK 42862 PAGE 344, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: POLES
RECORDING DATE: IN BOOK 44749 PAGE 264, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND.

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: DECLARATION OF EASEMENT
RECORDING DATE: IN BOOK 35127 PAGE 199, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: DECLARATION OF EASEMENT
RECORDING DATE: IN BOOK 35689 PAGE 276, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: IN BOOK 44286 PAGE 131, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JUNE 7, 1954
RECORDING NO: 2387 IN BOOK 44749 PAGE 264, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINES
RECORDING DATE: IN BOOK 50165 PAGE 439, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: IN BOOK 50211 PAGE 337, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: JANUARY 20, 1959
RECORDING NO: 1739, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINES
RECORDING DATE: APRIL 6, 1959
RECORDING NO: 2852, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: APRIL 20, 1959
RECORDING NO: 1643, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINE
RECORDING DATE: OCTOBER 23, 1959
RECORDING NO: 4187, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINE
RECORDING DATE: DECEMBER 23, 1960
RECORDING NO: 2812, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINE
RECORDING DATE: DECEMBER 12, 1963
RECORDING NO: 5343, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: SANITARY SEWER
RECORDING DATE: APRIL 5, 1974
RECORDING NO: 3392, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: SANITARY SEWER
RECORDING DATE: MARCH 13, 1979
RECORDING NO: 79-279182, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: COVERED STORM DRAIN
RECORDING DATE: APRIL 1, 1983
RECORDING NO: 83-363133, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: COVERED STORM DRAIN
RECORDING DATE: JUNE 14, 1983
RECORDING NO: 83-665682, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: STORM DRAIN
RECORDING DATE: FEBRUARY 4, 1986
RECORDING NO: 86-146373, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: SEPTEMBER 9, 1999
RECORDING NO: 99-1709707, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

27. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF
SAID LAND FOR

PURPOSE(S): STREET AND HIGHWAY
RECORDING DATE: JULY 3, 2007
RECORDING NO: 2007-1590823, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

30. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 2, 2012
RECORDING NO: 2012-653960, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

35. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: MAY 30, 2014
RECORDING NO: 2014-562297, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

36. PROPOSED EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS
INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: OPEN SPACE CONSERVATION EASEMENT, NO DEVELOPMENT,
GRADING OR AGRICULTURAL ACTIVITY
AFFECTS: A PORTION OF SAID LAND

EASEMENT NOTE:
ALL EASEMENTS TO REMAIN UNLESS OTHERWISE NOTED.

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
7/24/24
EXHIBIT MAP PM073305

PREPARED BY: ID#: Westcord.Calabasas/TentPM



CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS

101 HODGENCAMP RD, SUITE 216, THOUSAND OAKS, CA, 91360

(805) 495-1330 FAX: (805) 446-9125

06/04/2024

DATE

REGISTERED PROFESSIONAL ENGINEER

DONALD G. WAITE

No. 27364

Exp. 31 MAR 2025

CIVIL

STATE OF CALIFORNIA

PREPARED FOR:

CALABASAS AUTO PARK, LLC

951 S Westlake Blvd #101,

Westlake Village, CA 91361

PH: (805) 497-4557

ATTN: Mr. Tony Principe

DESIGNED BY: _____ MN _____

CHECKED BY: _____ DW _____

DRAWN BY: _____ MN _____

SCALE:

SHEET NO.

5 of 7

"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
"EXHIBIT MAP"

PARCEL MAP BOUNDARY DATA

CURVE DATA					LINE DATA		
CURVE	DELTA	RADIUS	LENGTH	TANGENT	LINE	BEARING	DISTANCE
C1	89°59'56"	15.00'	23.56'	15.00'	L1	N 62°08'54" E	72.34'
C2	55°13'31"	210.00'	202.41'	109.84'	L2	N 27°51'06" W	42.00'
C3	92°48'14"	210.00'	340.16'	220.54'	L3	N 17°08'54" E	172.52'
C4	78°12'30"	270.00'	368.55'	219.46'	L4	N 27°51'03" W	18.01'
C5	40°08'57"	179.45'	125.75'	65.58'	L5	N 83°04'34" W	65.29'
C6	55°13'31"	270.00'	260.24'	141.23'	L6	N 58°08'05" W	65.82'
					L10	N 20°05'38" W	94.54'
					L11	N 15°25'50" W	133.09'
					L12	N 89°58'52" E	90.00'
					L13	N 00°01'08" W	225.00'
					L14	N 89°58'52" E	100.00'
					L15	N 02°35'44" E	287.81'
					L16	N 66°51'10" W	91.00'
					L17	N 86°52'39" E	269.45'
					L18	N 17°08'54" E	129.30'
					L19	N 62°06'54" E	256.75'
					L20	N 00°01'08" W	118.39'
					L21	N 88°03'26" W	19.96'
					L22	N 27°51'06" W	33.00'
					L23	N 89°58'41" W	49.93'
					L24	N 00°01'08" W	160.00'
					L25	N 89°58'41" W	130.02'
					L26	N 00°01'19" E	145.00'
					L27	N 89°58'52" E	74.87'

NOTE:

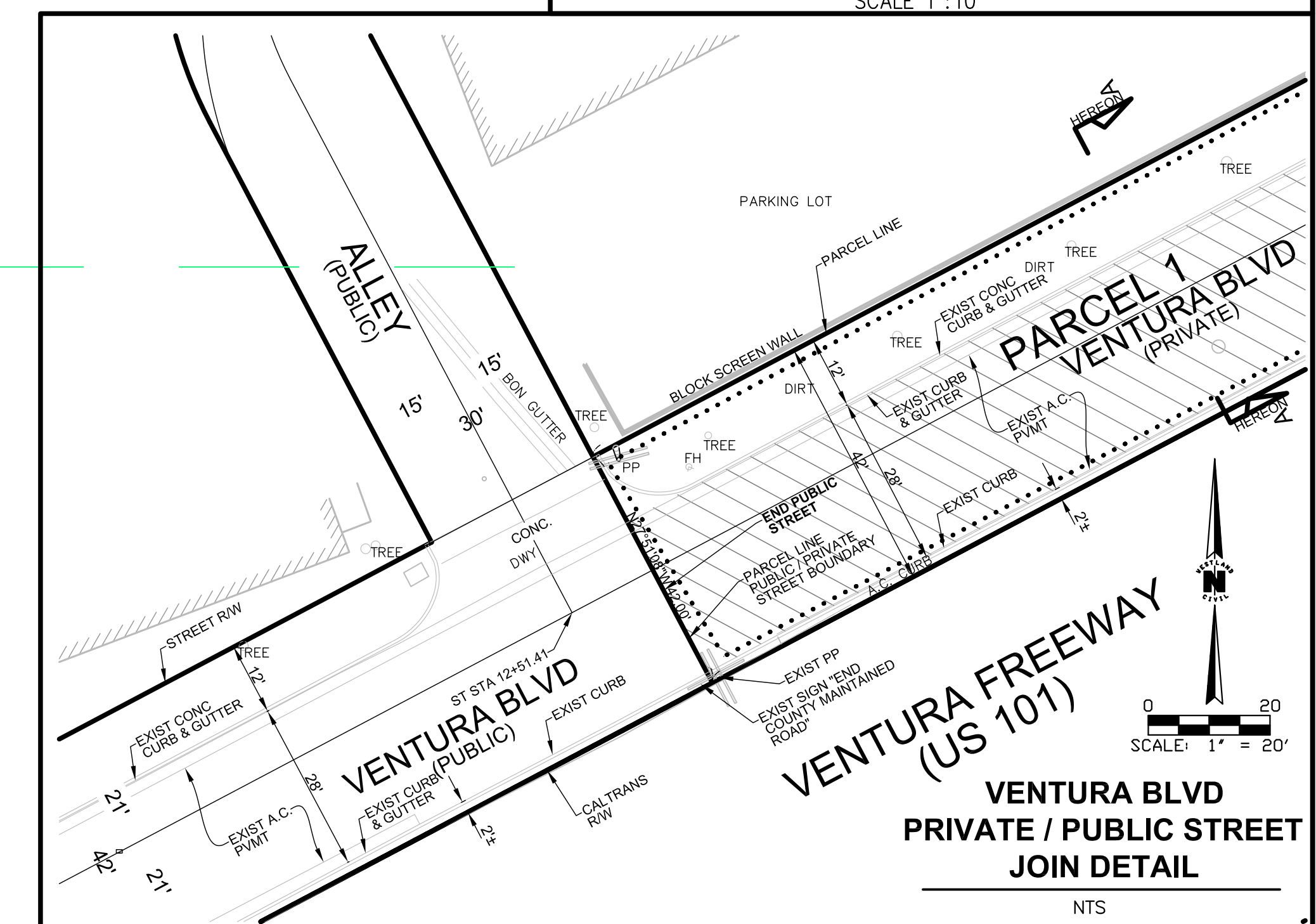
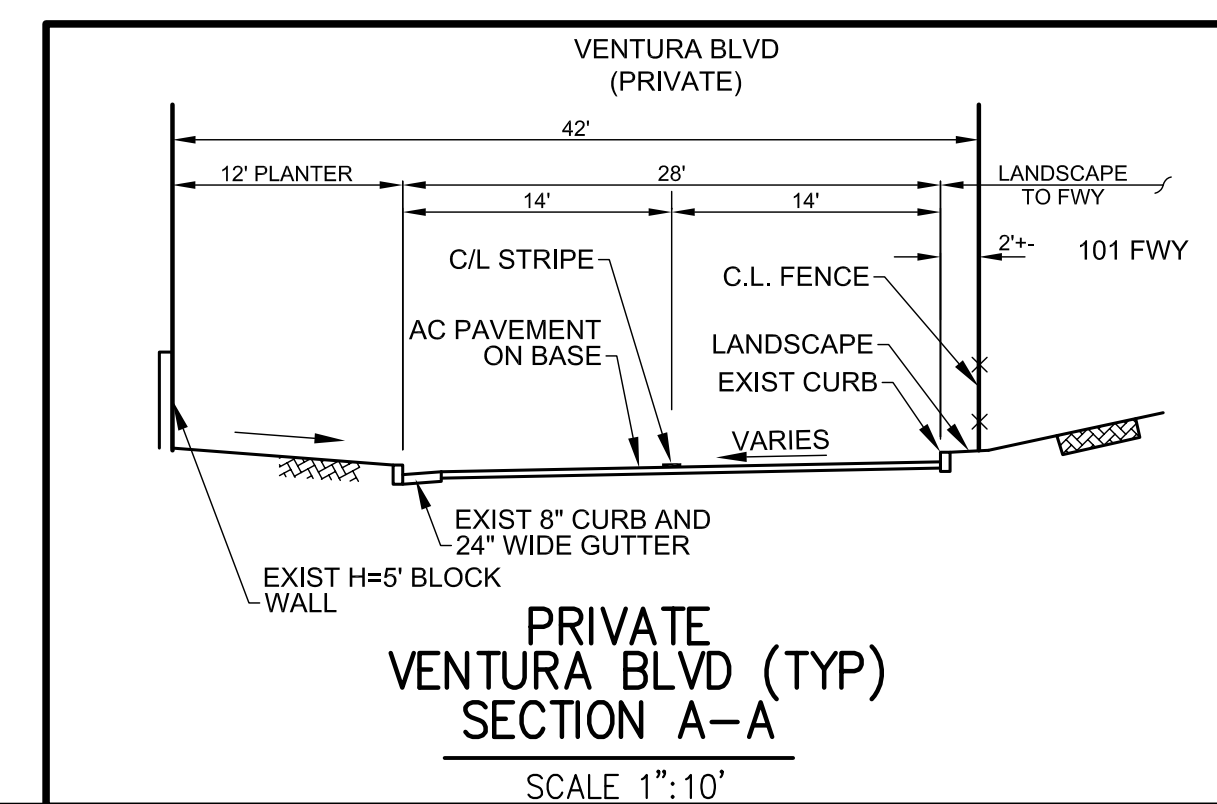
1. ALL IMPROVEMENTS ARE UNDER CONSTRUCTION PER GRADING PERMIT NO 20073000356 AND BUILDING PERMIT 200821000839.

LEGEND

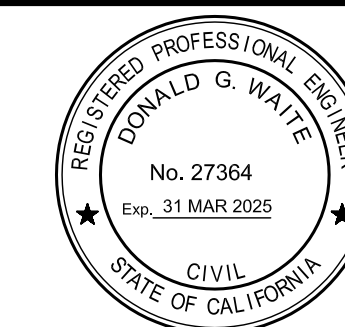
- PROPOSED LAND TO BE SUBDIVIDED FOR CONDO PURPOSES
 22 EXIST EASEMENT NO, SEE DESCRIPTION ON SHEET 1.

NOTES:

1. SEE LEGAL DESCRIPTION AND EASEMENT
LEGEND ON SHEET 5.
2. ALL BOUNDARY MONUMENT WILL BE SET PRIOR
TO RECORDING OF FINAL MAP.
3. SEE EXHIBIT MAP SHEET 1 FOR PROPOSED
CONCEPT GRADING AND FIRE ACCESS.
4. THE PRESENT ZONING FOR THE SUBJECT
PROPERTY IS "M-1" (LIGHT INDUSTRIAL ZONE).
5. WATER PURVEYOR IS LVMWD.
6. SEWER PURVEYOR IS LVMWD.
7. PUBLIC SEWER WILL BE UTILIZED.
7. ALL EASEMENTS TO REMAIN UNLESS OTHERWISE
NOTED.
8. LAND USE CATEGORY COMMERCIAL.



**LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
7/24/24
EXHIBIT MAP PM073305**



PROP PARCEL 1
BOUNDARY
/EASEMENT MAP

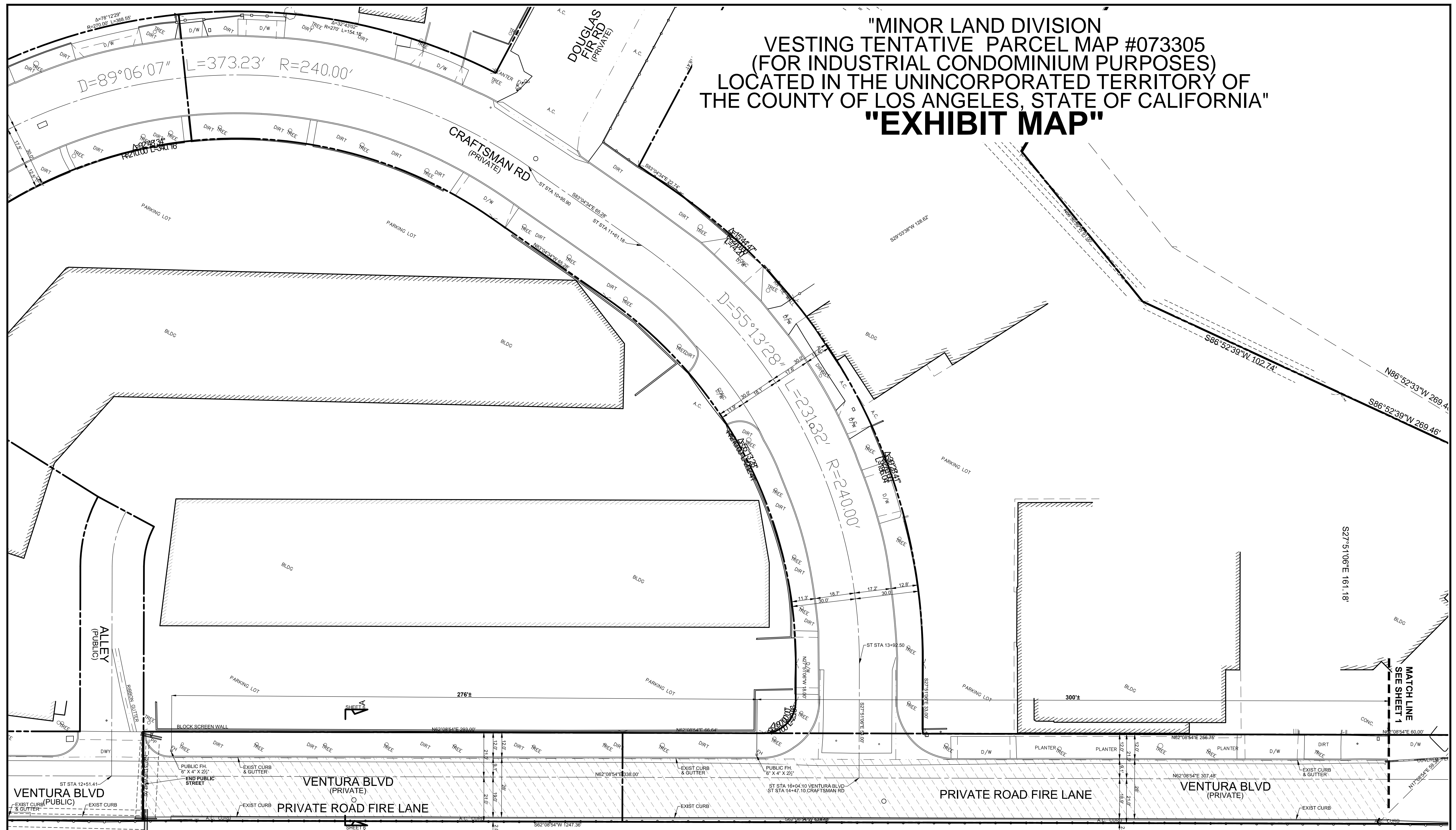
PREPARED FOR:

CALABASAS AUTO PARK, LLC
951 S Westlake Blvd #101,
Westlake Village, CA 91361
PH: (805) 497-4557
ATTN: Mr. Tony Principe

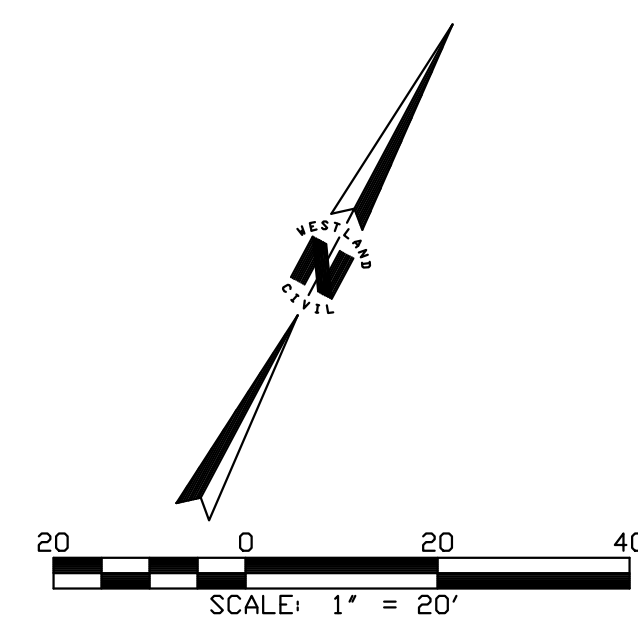
DESIGNED BY: MN
CHECKED BY: DW
DRAWN BY: MN
SCALE:
SHEET NO.
6 of 7

06/04/2024

"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
"EXHIBIT MAP"



LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
7/24/24
EXHIBIT MAP PM073305



LEGEND
FIRE DEPT VEHICULAR ACCESS ROAD

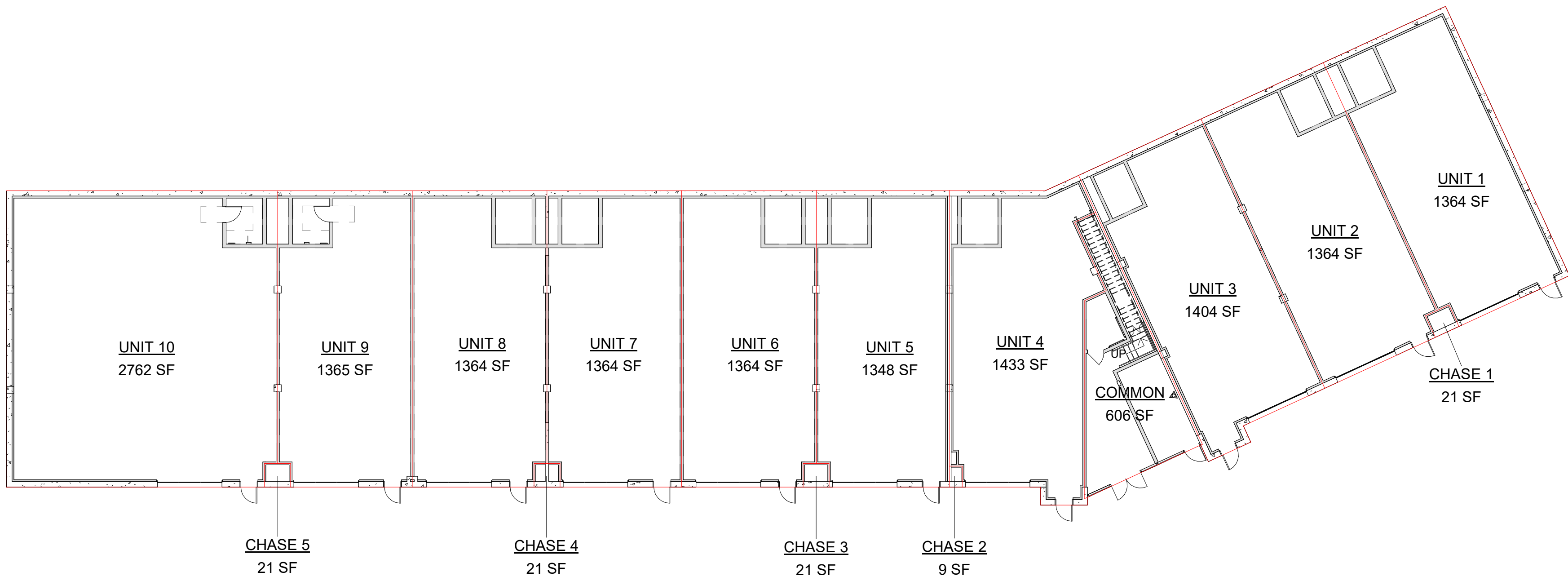


PREPARED BY: ID#: Westcord.Calabasas/TentPM
WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
101 HOODEN CAMP RD., SUITE 216, THOUSAND OAKS, CA. 91360
(805) 495-1330 FAX: (805) 446-9125
DONALD G. WAITE
06/04/2024
DATE

**PROP PARCEL 1
SITE GRADING / DRAINAGE
AND FIRE ACCESS PLAN**

PREPARED FOR:
CALABASAS AUTO PARK, LLC
951 S Westlake Blvd #101,
Westlake Village, CA 91361
PH: (805) 497-4557
ATTN: Mr. Tony Principe

DESIGNED BY: MN
CHECKED BY: DW
DRAWN BY: MN
SCALE:
SHEET NO.
7 OF 7

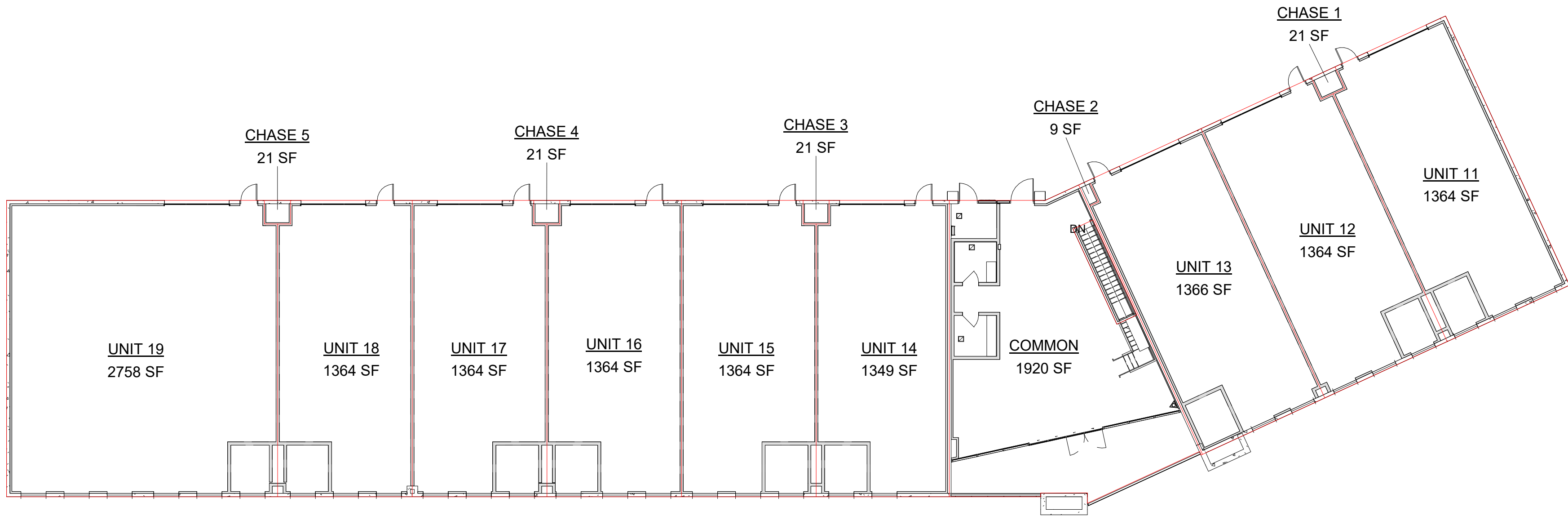


21 SF	CHASE 1	01-GROUND FLOOR
9 SF	CHASE 2	01-GROUND FLOOR
21 SF	CHASE 3	01-GROUND FLOOR
21 SF	CHASE 4	01-GROUND FLOOR
21 SF	CHASE 5	01-GROUND FLOOR
606 SF	COMMON	01-GROUND FLOOR
1364 SF	UNIT 1	01-GROUND FLOOR
1364 SF	UNIT 2	01-GROUND FLOOR
1404 SF	UNIT 3	01-GROUND FLOOR
1433 SF	UNIT 4	01-GROUND FLOOR
1348 SF	UNIT 5	01-GROUND FLOOR
1364 SF	UNIT 6	01-GROUND FLOOR
1364 SF	UNIT 7	01-GROUND FLOOR
1364 SF	UNIT 8	01-GROUND FLOOR
1365 SF	UNIT 9	01-GROUND FLOOR
2762 SF	UNIT 10	01-GROUND FLOOR

TOTAL GROSS AREA: 15,830 SF

GROUND FLOOR GROSS AREA INDIVIDUAL
UNITS

1/16" = 1'-0"



21 SF	CHASE 1	02-SECOND FLOOR
9 SF	CHASE 2	02-SECOND FLOOR
21 SF	CHASE 3	02-SECOND FLOOR
21 SF	CHASE 4	02-SECOND FLOOR
21 SF	CHASE 5	02-SECOND FLOOR
1920 SF	COMMON	02-SECOND FLOOR
1364 SF	UNIT 11	02-SECOND FLOOR
1364 SF	UNIT 12	02-SECOND FLOOR
1366 SF	UNIT 13	02-SECOND FLOOR
1349 SF	UNIT 14	02-SECOND FLOOR
1364 SF	UNIT 15	02-SECOND FLOOR
1364 SF	UNIT 16	02-SECOND FLOOR
1364 SF	UNIT 17	02-SECOND FLOOR
1364 SF	UNIT 18	02-SECOND FLOOR
2758 SF	UNIT 19	02-SECOND FLOOR

TOTAL GROSS AREA: 15,670 SF

SECOND FLOOR GROSS AREA INDIVIDUAL
UNITS

1/16" = 1'-0"

**PROJECT NUMBER**

PRJ2023-003407

HEARING DATE

December 4, 2024

REQUESTED ENTITLEMENT(S)Vesting Tentative Parcel Map No. 073305
(RPPL2023004981)

Environmental Plan No. RPPL2024004451

PROJECT SUMMARY**OWNER / APPLICANT**Tony Principe, Calabasas Auto Park LLC / Don Waite,
Westland Civil, Inc**MAP/EXHIBIT DATE**

July 24, 2024

PROJECT OVERVIEW

A Vesting Tentative Parcel Map to authorize the conversion of a two-story auto warehouse storage facility with 19 attached auto storage units, into condominium units on one industrial lot on 7.15 gross (7.12 net) acres. The industrial facility, land use of auto storage, 46-space parking lot, loading space, retaining walls, and grading were previously approved under Conditional Use Permit No. 2015000096 ("underlying CUP") on August 20, 2019. The Project Site has been graded and retaining walls have been installed. The northern area of the industrial lot is pending preservation under an Open Space Conservation Easement required by the underlying CUP. No changes in use, design, or grading are proposed.

LOCATION

23823 Ventura Boulevard, Calabasas

ACCESS

Ventura Boulevard

ASSESSORS PARCEL NUMBERS

2049-019-061, 2049-019-033, and 2049-019-034

SITE AREA

7.15 gross (7.12 net) acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains North Area Plan

ZONED DISTRICT

The Malibu

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

CR (Rural Commercial - Residential: 0-5 dwelling units per net acre, Non-Residential: Maximum Floor Area Ratio 0.5)

ZONE

M-1 (Light Manufacturing)

PROPOSED UNITS

19 industrial units

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT ("CSD")

Santa Monica Mountains North Area

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Santa Monica Mountains North Area Plan
- Satisfaction of the following portions of Title 21 and 22 of the Los Angeles County Code:
 - Chapter 21.38 (Vesting Tentative Map)
 - Chapter 21.48 (Minor Land Divisions)
 - Section 21.24.380 (Condominiums and Community Apartment Projects)
 - Section 22.22.060 (Development Standards for Industrial Zones)
 - Chapter 22.336 (Santa Monica Mountains North Area CSD)

CASE PLANNER:

Alejandrina Baldwin

PHONE NUMBER:

(213) 647-2464

E-MAIL ADDRESS:

abaldwin@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2023-003407
VESTING TENTATIVE PARCEL MAP NO. 73305 (RPPL2023004981)

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on December 4, 2024, in the matter of Project No. **PRJ2023-003407**, consisting of Vesting Tentative Parcel Map No. 073305 (RPPL2023004981) (“PM073305”).
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The subdivider, Tony Principe of Calabasas Auto Park LLC, (“subdivider”), requests a Vesting Tentative Parcel map to authorize the conversion of a two-story auto warehouse storage facility with 19 attached auto storage units, currently under construction, into 19 attached condominium units, on one industrial lot that is 7.15 gross acres (7.12 net acres) (“Project”), on a property located at 23823 Ventura Boulevard in the unincorporated community of Calabasas (“Project Site”), pursuant to County Code Chapter 21.38 (Vesting Tentative Map) and Chapter 21.48 (Minor Land Divisions).
4. **PREVIOUS ENTITLEMENTS.** Conditional Use Permit No. 2015000096 (“underlying CUP”) was a previous entitlement for an auto warehouse storage facility with 19 attached auto storage rental units with a 46-space parking lot, and included a modification to the loading zone requirement to allow only one loading zone instead of two. The underlying CUP also included retaining walls, grading of 22,000 cubic yards of grading (20,000 cubic yards of cut, 2,000 cubic yards of fill, and 18,000 cubic yards of export), and the review of a haul route.
5. **ENTITLEMENT(S) REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest (“subdivider”) shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
6. **LAND USE DESIGNATION.** The Project Site is located within the CR (Rural Commercial) land use category of the Santa Monica Mountains North Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in The Malibu Zoned District, is currently zoned M-1 (Light Manufacturing), is within the Santa Monica Mountains North Area Community Standards

District ("CSD"), and is located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ").

8. SURROUNDING LAND USES AND ZONING.

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CR, City of Hidden Hills	M-1, City of Hidden Hills	Industrial, open space and residential and City of Hidden Hills
EAST	H2 (Residential 2 -Two Dwelling Units Per Acre)	M-1, R-1-22,000 (Single-Family Residential – 22,000 Square Feet Minimum Required Lot Area), City of Hidden Hills	Open space residential and City of Hidden Hills
SOUTH	TC (Transportation Corridor), City of Calabasas	101 Freeway and City of Calabasas	101 Freeway and City of Calabasas
WEST	CR	M-1 and M-2-DP (Heavy Manufacturing – Development Program)	Offices, auto repair, retail, vacant land

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 7.15 gross (7.12 net) acres in size and consists of three parcels. The Project Site is irregular in shape with slopes over 50% in the northern area of the lot. The Project Site is developed with retaining walls and the southern portion has been recently graded by the underlying CUP. The 31,500-square foot auto warehouse storage facility with 19 attached auto storage units and parking lot is completing construction. The Project Site also includes a 60-foot-wide paved private street named Craftsman Road and Douglass Fir Road, and connects to Ventura Boulevard, which is 42 to 60 feet wide where it connects to Craftsman Road.

Approximately 3.3 acres, located at the north side of the Project Site, is designated as an Open Space Conservation Easement as required by the underlying CUP and is pending acceptance by the County.

B. Site Access

The Project Site is accessible via Ventura Boulevard, a 42-foot-wide public street, to the south, through a 230-foot-long and 30-foot-wide private driveway and fire lane. Ventura

Boulevard ends immediately to the east, where the 30-foot-wide private driveway and fire lane begins. Pedestrian access into the auto storage facility is provided from the parking lot, which is landscaped along its perimeter.

C. Vesting Tentative Map and Exhibit Map

The Vesting Tentative Parcel Map and Exhibit Map dated July 24, 2024, depict one parcel with a two-story 31,500 square foot auto warehouse storage facility with 19 attached auto storage units, common space and utility areas. The facility has a maximum height of 35 feet, with Unit Nos. 1 through 10 are on the first floor and Unit Nos. 11 through 19 are on the second floor. The Project includes a 46-space parking lot with a loading area, two short-term bicycle parking spaces, and an internal 26-foot-wide private driveway and fire lane that wraps around the industrial facility. Two long-term bicycle parking spaces are located inside the facility in the common space area. The facility is accessed through a 230-foot-long, 30-foot-wide, private driveway and fire lane that connects to Ventura Boulevard. The Project Site encompasses three parcels, including two 60-foot-wide private street parcels, named Craftsman Road and Douglass Fir Road. Both private street parcels connect to Ventura Boulevard, which is a 42- to 60-foot-wide public street. The approximate 3.3 acres located at the north side of the Project Site, shown on the maps, is designated as an Open Space Conservation Easement and is pending acceptance by the County.

D. Parking

The Project will provide a total of 46 parking spaces around the auto warehouse storage facility. Of these, 14 spaces (31%) are compact and three are reserved as accessible. One Type C (40 feet by 12 feet) loading zone is provided in a paved area immediately southeast of the facility. Two short-term bicycle parking spaces are located adjacent to the southeast corner of the parking lot. Two long-term bicycle parking spaces are located inside the facility adjacent to the office and storage area.

E. Internal Circulation

Internal circulation and access for the Project will be provided by a 26-foot-wide private driveway and fire lane access from a 230-foot-long and 30-foot-wide private driveway and fire lane from Ventura Boulevard. The internal private driveway and fire lane wraps around the auto warehouse storage facility and slopes up the rear of the facility, allowing for first floor access at the south portion of the facility and second floor access at the north side of the facility. The Project Site also includes two 60-foot-wide private streets, Craftsman Road and Douglass Fir Road, and connects to Ventura Boulevard, which is a 42- to 60-foot-wide public street.

10. CEQA DETERMINATION.

Prior to the Commission's public hearing, an Addendum to the certified Mitigated Negative Declaration ("MND") was prepared in compliance with the California Environmental Quality

Act ("CEQA") Guidelines Section 15162, and the County environmental guidelines, to analyze changes proposed within PM073305. On August 20, 2019, the Hering Officer certified and adopted the MND and Mitigation Monitoring and Reporting Program ("MMRP") for the underlying CUP. The underlying CUP approved an auto warehouse storage facility that includes a two-story facility with 19 attached auto storage units, retaining walls, parking lot with 46 parking spaces, a loading area, retaining walls and grading. PM073305 does not propose substantial changes that require major revisions to the MND and MMRP since no changes in design, intensity, or use are proposed. The 19 attached auto warehouse storage units will change from for rental to for-sale condominium units. PM073305 would not result in any increased or additional environmental impacts beyond those which were analyzed in the MND, and therefore concluded that supplemental environmental analysis is not required.

11. PUBLIC COMMENTS. None received.

12. AGENCY RECOMMENDATIONS.

A. County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire, Parks and Recreation, and Public Health: Recommended Vesting Tentative Parcel Map No. 073305 and Exhibit Map dated July 24, 2024, clearance to public hearing with conditions.

13. LEGAL NOTIFICATION. Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing by mail, Malibu Times newspaper, and property posting. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On November 2, 2024, Staff mailed a total of 54 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site. This mailing also included 18 notices to those on the courtesy mailing list for The Malibu Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. LAND USE POLICY. The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the CR land use designation is intended for goods and services that are supportive and compatible with maintaining the rural and semi-rural character of the area. While the Project is specifically a request to convert rental to ownership units, the auto warehouse storage facility would comply with this category. The Commission further finds that the Project promotes a compatible use that support highway users and maintains the semi-rural character of the area.

15. GOALS AND POLICIES. The Commission finds that the Project is consistent with the following policies of the General Plan:

Goal LU5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.

Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.

The Project will provide for-sale auto warehouse storage units that is a new type of use not commonly found in the area and will add to the diverse number of types and styles of buildings and uses in the area.

Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.

Policy LU7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers, appropriate technology, building enclosure, and other design techniques.

The conversion of the auto warehouse storage facility to condominium units allows for a compatible use to continue while providing ownership opportunities. While the Project is a request to convert rental to ownership units, the facility was also designed to blend in with height to the surrounding buildings and conserve the natural slopes.

Goal LU 10: Well-designed and healthy places that support a diversity of built environments.

Policy LU 10.2: Design development adjacent to natural features in a sensitive manner to complement the natural environment.

While the Project includes retaining walls that blend into the adjacent slope and the 3.3 acres to the north of the Project Site, these physical characteristics of the Project are not specifically related to the condominium conversion.

The Commission also finds that the Project is consistent with the following policies of the Area Plan:

Goal CO-1: Preserve open space areas for the benefit of human and natural communities across the region.

Policy CO-2: Protect and conserve natural resources, natural areas, and available open space.

While the Project will provide 3.3 acres of preserved open space, as required by the underlying CUP, the condominium conversion will only change ownership type and not

propose any additional development, construction or grading of the surrounding natural areas.

Goal LU-2: A pattern of rural land use that promotes social, environmental, and economic well-being preserving the environmental resources and unique character of the land within the Santa Monica Mountains.

LU-18: Cluster and concentrate development in one building site area on parcels to facilitate fire protection and to preserve and minimize impacts to natural resources and the area of disturbance.

LU-22 Provide that residential and non-residential uses are buffered from each other through siting and design techniques and materials that are compatible with the existing community and surrounding natural environment.

The Project will provide a new ownership use within a rural commercial area, while preserving 3.3 acres of open space (as required by the underlying CUP) and clustering the use within one building instead of spreading out throughout the Project Site or various buildings. The Project retaining walls developed blend into its surroundings and the facility meets the building height and floor area ratio requirements.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the M-1 zoning classification. While the Project is a conversion from rental to for-sale industrial condominium units, the auto warehouse storage facility is permitted in such zone pursuant to County Code Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5), this underlying use was established by CUP No. 2015000096 pursuant to the Santa Monica Mountains North Area CSD under County Code Section 22.336.070 (Community-Wide Development Standards).
17. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.130 (Required Area and Width). While the Project is a conversion from rental to for-sale industrial condominium units, the Project provides the minimum required area of 5,000 square feet and width of 50 feet as required in the M-1 Zone and is an existing lot that is not proposed to change.
18. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.290 (Frontage For Lots). While the Project

is a conversion from rental to for-sale industrial condominium units, the Project has 42 feet of street frontage along Ventura Boulevard.

19. **GRADING.** The Commission finds that there is no grading proposed as part of this Project. While the Project is a conversion from rental to for-sale industrial condominium units, the grading associated with the development of the facility were approved by the underlying CUP.
20. **REQUIRED YARDS.** The Commission finds that there are no required yards or setbacks for structures in the M-1 Zone.
21. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.336.070 (Community-Wide Development Standards). While the Project is a conversion from rental to for-sale industrial condominium units, it has a maximum height of 35 feet, which is allowed for structures in the M-1 zone of the Santa Monica Mountains North Area CSD, the conversion to condominium units does not propose changes in development or the height approved by the underlying CUP.
22. **FENCES AND WALLS.** The Project does not propose new retaining walls. Existing retaining walls and block walls were approved by the underlying CUP.
23. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces) and 22.112.200 (Applicability). While the Project is a conversion from rental to for-sale industrial condominium units, the use on the property is a 31,500-square-foot, two-story auto warehouse storage facility provides one parking space for each 1,000 square feet of floor area, or 32 parking spaces and 46 spaces are provided. In addition, two short-term and two long-term bicycle parking spaces are provided, as required by County Code Section 22.112.090 (Accessible Parking for Persons with Disabilities). The auto warehouse storage facility was approved by the underlying CUP and included a modification to loading spaces requirement, pursuant to County Code Section 22.112.120 (Loading Spaces). Two Type C loading zones were required, and the underlying CUP was approved for one Type C loading space.
24. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.336 (Santa Monica Mountains North Area CSD). While the Project is a conversion from rental to for-sale industrial condominium units, the auto warehouse storage facility was established through the approval of the underlying CUP, that included approval of a new industrial use in the M-1 zone, grading of 22,000 cubic yards, a maximum height of 35 feet, a maximum floor area ratio ("FAR") of 50% in the M-1 zone (the facility has a FAR of 16%) and the auto warehouse storage facility will be a quiet, non-polluting light industrial use compatible with the surrounding land uses located within 1,000 feet.

25. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified for tree planting in County Code Section 21.32.160 (Street Tree Planting) which will be applied by Public Works. While the Project is a conversion from rental to for-sale industrial condominium units, the Commission finds that the Project is consistent with the standards identified within tree planting in County Code Chapter 22.126 (Tree Planting Requirements), there is no new principal use building, additions to buildings or new uncovered surface parking lot proposed for this Project.
26. **PEDESTRIAN ACCESS.** The Commission finds that the Project is consistent with the standards identified for pedestrian access within County Code Section 21.24.380 (Condominiums and Community Apartment Projects) as the Project provides a common walkway that connects the facility entrance to the on-site parking area.

TENTATIVE PARCEL MAP SPECIFIC FINDINGS

27. This map has been submitted as a Vesting Tentative Parcel Map. As such, it is subject to the provisions of Chapter 21.38 (Vesting Tentative Map) of the County Code.
28. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Project provides a new diverse use that serves the community while also providing 3.3 acres of protected open space (as required by the underlying CUP) in a large area contiguous to other open space areas.
29. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The Project consists of the conversion of an auto warehouse storage facility from rental to ownership units, and is compatible with surrounding land uses. The subdivision of air space will not create new changes to the design or use of the approved auto warehouse storage facility.
30. **The Commission finds that the site is physically suitable for this type of development.** The Project Site provides sufficient access from Ventura Boulevard to each auto storage unit via an internal paved private driveway and fire lane. The Project Site will also preserve 3.3 acres located at the north of the lot as protected open space through a conservation easement.
31. **The Commission finds that the site is physically suitable for the proposed density of development.** While the Project is only a condominium conversion, the Project Site complies with the Santa Monica Mountains North Area CSD FAR requirement of no more than 50%. While the Project provides a maximum FAR of 16%.
32. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish**

or wildlife or their habitat. The Project does not propose grading or new construction. The Project Site has been graded and developed per the underlying CUP and is located in a developed area. Also, the Project will preserve the northern 3.3 acre area within the Project Site as open space per the underlying CUP.

33. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The Project does not propose new development or grading. The change from for rent to for sale of each auto storage unit will not increase the amount of traffic or require any additional improvements to serve the Project Site.
34. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The Project will continue to maintain the existing private driveways Craftsman Road and Douglas Fir Road, which are also used by the adjacent parcels. The Project will not block access to adjacent parcels. The Project will also pave and maintain internal 26-foot side private driveways and fire lanes.
35. **The Commission finds that the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and are supported by the MND, If applicable, and the Administrative Record for this Project.** The Project Site uses an internal private driveway and fire lane that allows access to Ventura Boulevard that is a 42- to 60-foot-wide public street. The Project has also been reviewed for compliance with access, fire flow, and fuel modification requirements. The underlying CUP reviewed the auto warehouse storage facility for construction standards within a VHFHSZ. The Project will provide two private fire hydrants and underground piping for the private on-site fire hydrants. The public and private fire hydrants will be tested to verify they provide the required fire flow.
36. **The Commission finds that structural fire protection and fire suppression services will be available for the subdivision through the County Fire Department.** The Project Site is in close proximity to County Los Angeles Fire Station No. 68 and has complied with access, fire flow, fuel modification, and construction standards required of projects within a VHFHSZ. The Fuel Modification Plan for the Project Site was cleared by the underlying CUP. The Project provides for an interior 26-foot paved fire lane that is within 150 feet from all exterior walls of the first story of the facility.
37. **The Commission finds that the grounds for denying a tentative map for conversion of an existing building has been removed pursuant Government Code Section 66427.2 because the General Plan does not contain definite objectives and policies specifically directed to the conversion of existing buildings into condominium projects.** The auto warehouse storage facility with 19 attached auto storage units was approved by the underlying CUP, as

required by the Area Plan, and was found to be consistent with grading, parking, height limits and floor area ratio requirements. The Project is also consistent with the CR land use designation and the M-1 zoning that allows industrial uses. The Project is consistent with floor area ratio development standards for non-residential uses.

ENVIRONMENTAL FINDINGS

38. After consideration of the Addendum to the Mitigated Negative Declaration (“MND”), together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the Addendum to the MND reflects the independent judgment and analysis of the Commission. The Project does not present new circumstances under which the Project will undertake, or new information of substantial importance. The underlying CUP’s Initial Study, MND, and Mitigation Monitoring Program along with the Addendum to the MND for the Project may be used to fulfill the environmental review requirements of the Project. The Project does not propose to modify the auto warehouse storage facility use or development and so the Project meets the conditions for the application of CEQA Guidelines Section 15164 and preparation of a new EIR or MND is not necessary.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

- A. The map is consistent with the goals and policies of the General Plan.
- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The site is physically suitable for this type of development since the Project complies with all development standards of the M-1 zoning.
- D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed M-1 zoning.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.

- G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- H. The design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and are supported by the Addendum to the MND and MND and the Administrative Record for this Project.
- I. The structural fire protection and fire suppression services will be available for the subdivision through the County Fire Department.
- J. The Project is not a residential property and as of the date of this approval there are no tenants, therefore the Project is consistent with Subdivision Map Act Section 66427

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Addendum to the prior MND is adequate analysis pursuant to the CEQA Guidelines Section 15164. The Project does not propose substantial changes in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effect or a substantial increase in the severity of previously identified significant effects. The Project does not propose a change in the use or building design analyzed within the prior MND. The Addendum to the MND discusses the potential of new information of substantial importance and includes additional and sufficient analysis on Air Quality, Biological Resources, Land Use and Planning, Transportation, and Fire Protection/Wildfire; and fulfills the environmental review requirements.
- 2. Approves **VESTING TENTATIVE PARCEL MAP NO. (RPPL2023004981)**, subject to the attached conditions.

ACTION DATE: December 4, 2024

JH:EGA:ACB

November 21, 2024

c: Each Commissioner

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-003407-(3)
VESTING TENTATIVE PARCEL MAP NO. 073305 (RPPL2023004981)**

PROJECT DESCRIPTION

The Project is a Vesting Tentative Parcel map to authorize the conversion of a two-story auto warehouse storage facility with 19 attached auto storage units, currently under construction, into condominium units, on one industrial lot on 7.15 gross (7.12 net) acres. The industrial building, land use of auto storage, 46-space parking lot, loading space, retaining walls and grading were previously approved under Conditional Use Permit No. 2015000096. No changes in use, design, or grading are proposed. The Project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “Subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Vesting Tentative Parcel Map No. 073305 shall expire December 4, 2026.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
8. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, a modified Exhibit Map shall be submitted to LA County Planning by **February 4, 2025**.
9. In the event that subsequent revisions to the approved Exhibit Map are submitted the Subdivider shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.

11. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).
12. Within five (5) working days from the day an action was taken, **December 9, 2024**, the Subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk's Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Subdivider shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **\$2,991.75** (\$2,916.75 for a Negative Declaration of Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
13. The Subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
16. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
17. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific

zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.

18. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove, or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

VESTING TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

19. This grant shall authorize the conversion of 19 industrial attached units to 19 attached condominium units, as depicted on the Vesting Tentative Parcel Map and Exhibit Map dated July 24, 2024.
20. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports for Vesting Tentative Parcel Map and Exhibit Map dated July 24, 2024, consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

Street Frontage

21. The Subdivider shall provide at least 42 feet of street frontage along Ventura Boulevard.

PRIOR TO RECORDATION OF A FINAL MAP

Condominiums

22. The Subdivider shall place a note or notes on the final map, to the satisfaction of LA County Planning, that this subdivision is approved as a condominium project for a total of 19 industrial condominium units whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
23. Prior to final map recordation, if the industrial units are tenant-occupied, the Subdivider shall submit a draft covenant and agreement to LA County Planning that provides tenants 180 days written notification of the intention to sell units prior to termination of tenancy due to sale of the condominium units. The Subdivider shall record said covenant and agreement concurrently with the recordation of the final map.

Covenants, Conditions, and Restrictions (CC&Rs)

24. The Subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
25. The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, private driveways and fire lanes, walkways, landscaping, walls, and fences to the satisfaction of the Director.
26. The Subdivider shall reserve in the CC&Rs the right for all unit owners and their guests within the condominium project to use the parking and private driveways and fire lanes for access into and out of the subdivision.
27. The CC&RS shall include an agreement for the continued maintenance of the private driveway and fire lane.

Driveway Conditions

28. The private driveways shall be labeled as Private Driveway and Fire Lane on the final map.
29. The Subdivider shall provide proof, construct or bond with Public Works for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Exhibit Map dated July 24, 2024, or an Amended Exhibit Map approved by the Director.
30. Prior to recordation of the final map, the Subdivider shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Subdivider shall provide for continued enforcement in the CC&Rs. The Subdivider shall submit a draft copy of the CC&Rs to LA County Planning for review and approval.

OTHER CONDITIONS

31. A final parcel map is required. A parcel map waiver is not allowed.

Attachments:

- Exhibit D-1 Subdivision Committee Report (pages 1- 22)
Exhibit D-2 MMRP (1 page)



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 73305 (REV.)

Page 1/3
TENTATIVE MAP DATED 7/24/2024
EXHIBIT MAP DATED 7/24/2024

The following report consisting of 9 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 73305 (REV.)

Page 2/3
TENTATIVE MAP DATED 7/24/2024
EXHIBIT MAP DATED 7/24/2024

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. Delineate proof of access to a public street on the final map.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.



LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 73305 (REV.)

Page 3/3
TENTATIVE MAP DATED 7/24/2024
EXHIBIT MAP DATED 7/24/2024

16. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz

PM 73305_ Rev3_RPPL2023004981
N/A

A handwritten signature in black ink, appearing to be 'JC' or 'JSC' with a flourish.

Phone (626) 458-4921

Date 8/21/2024



900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL NO.: 073305


TENTATIVE MAP DATE: 07/24/2024

EXHIBIT MAP DATE: 07/24/2024

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 04/10/2018, or the latest revision, to the satisfaction of the Department of Public Works.

Review by:  Date: 07/29/2024 Phone: (626) 458-4921
CHRISTIAN ASCENCIO

PCA LX001129/A863
EPIC LA RPPL2023004981
Telephone: (626) 458-4925
Email: GMEDSubmittals@dpw.lacounty.gov

Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Parcel Map 73305 **Tentative Map Dated** 7/24/24 (Rev./Exhib.) **Parent Tract** 2049-019-061,
2049-019-061,
Grading By Subdivider? [Y] (Y or N) 16,368 yd³ **Location** Calabasas **APN** -033, -034
Geologist Gorian & Associates, Inc. **Subdivider** Calabasas Auto Park, LLC
Soils Engineer Gorian & Associates, Inc. **Engineer/Arch.** Westland Civil, Inc.

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: 7/18/23, 4/14/23, 8/30/22
Geotechnical Report(s) Dated: 4/9/22, 3/15/22, 12/1/20, 8/14/20, 1/28/16, 5/20/15
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

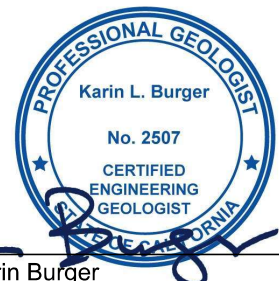
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by



George Molina
Geotechnical Section



Karin Burger
Engineering Geology Section

Date 8/19/2024

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>


NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

073305 Calabasas, 2024-08-19, TPM-8-A

1. Approval of this map pertaining to grading is recommended.

COMMENTS/ADDITIONAL REQUIREMENTS:

The Grading plan was approved by Building & Safety Division as a single lot based on Hydrology approved by Land Development Division.

Name  David Esfandi Date 08/06/2024 Phone (626) 458-7130

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 73305\RPPL2023004981\Submittal 2024-07-25\Tentative Map Conditions
PM 73305 Rev 3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 073305 (Rev.)

Page 1/1

TENTATIVE MAP DATED 07-24-2024
EXHIBIT MAP DATED 07-24-2024

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. No road requirements since the properties are fronting Private Streets.
2. No gates are allowed wherever the Public Street transitions into the Private Streets on Ventura Boulevard and Craftsman Road. This should be incorporated into the condominium CC&R.



Prepared by Sam Richards
pm73305r-rev4.map dated 07.24.24

Phone (626) 458-4921

Date 08-21-2024



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT/PARCEL MAP NO.: 073305

**TENTATIVE MAP DATED 07-24-2024
EXHIBIT "A" MAP DATED 07-24-2024**

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to serve each building in the land division.
2. The subdivider shall determine from the Las Virgenes Municipal Water District where the connection to the trunk sewer system and disposal facilities of the District shall be made, and shall meet the requirements of the Water District for the use of the sewerage facilities. Acceptance by the District must be assured in writing.

Prepared by ^{PR}Pedro Romero
rppl2023004981 county sewer conditions

Phone (626) 458-4957

Date 08-01-2024

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. Abide by all requirements of the water purveyor.
3. If required, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If required, provide off-site water improvements to bring water to this land division to the satisfaction of Public Works.
5. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
6. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.
7. Depict all line of sight easements on the landscaping and grading plans.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

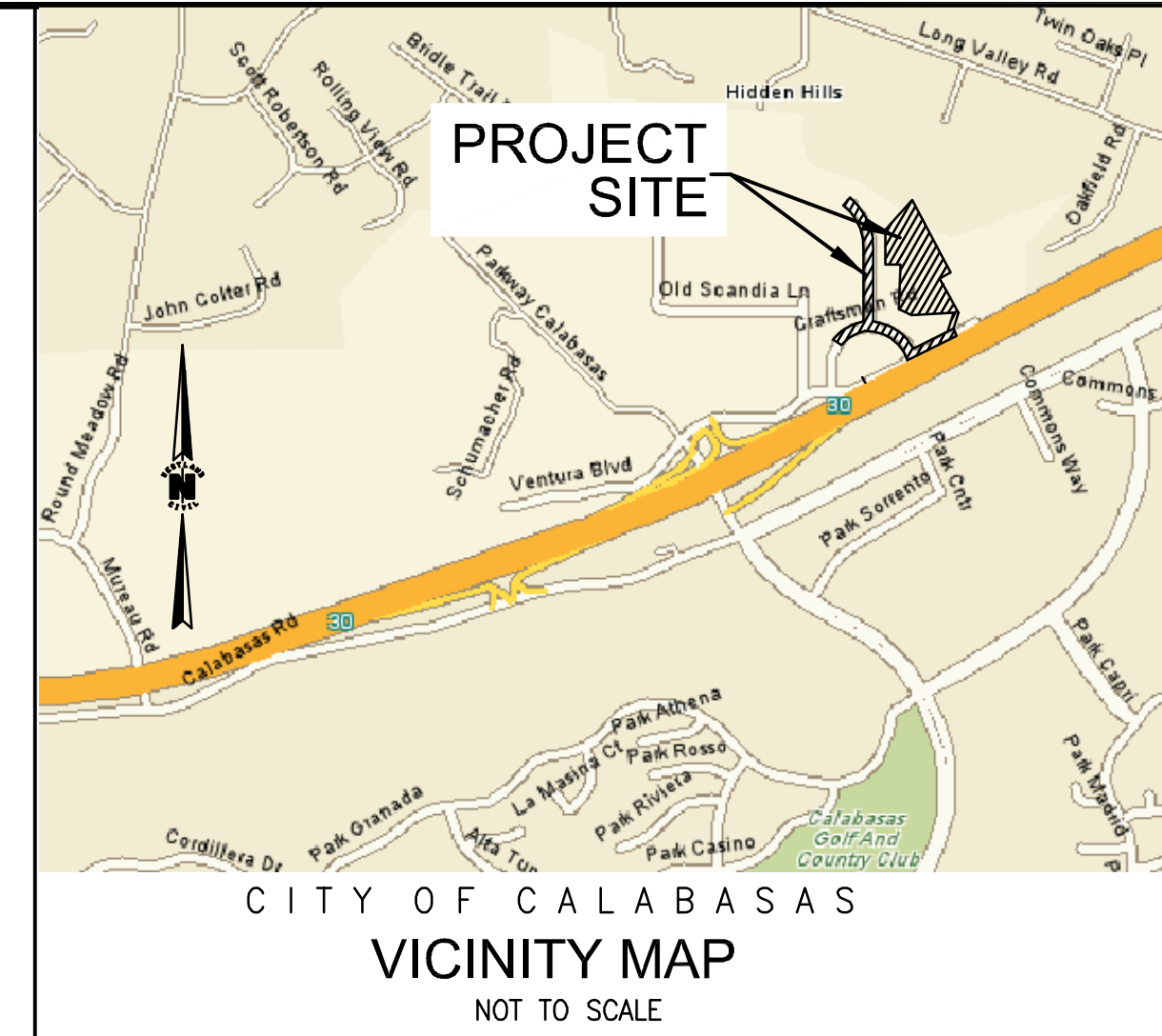
EPIC-LA NUMBER:	RPPL2023004981	PROJECT NUMBER:	PM073305
CITY/COMMUNITY:	Santa Monica Mountains	STATUS:	Cleared
PROJECT ADDRESS:	23823 Ventura Boulevard Calabasas, CA 91302	DATE:	08/15/2024

CONDITIONS

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
2. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7
3. Retest public fire hydrants to verify the available water. Spoke with LVMWD Engineer Albert Silva and he indicated that the existing system is capable of providing the required flow. To be verified during building plan check.
4. Install Two (2) private fire hydrant(s) as noted by the Fire Department. All required private fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or joseph.youman@fire.lacounty.gov.

"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
"EXHIBIT MAP"



INDEX OF SHEETS	
NO.	DESCRIPTION
1	SITE GRADING / DRAINAGE AND FIRE ACCESS PLAN
2	CROSS SECTIONS
3	CROSS SECTIONS
4	PRIVATE SEWER, DOMESTIC WATER COMPOSITE UTILITY PLAN
5	EASEMENTS DESCRIPTIONS
6	EASEMENTS MAP
7	VENTURA BLVD FIRE ACCESS RD

SITE ANALYSIS:

BUILDING:	
GROUND FLOOR:	
STORAGE OCCUPANCY	15,721 SF
B OCCUPANCY ACCESSORY	505 SF
SECOND FLOOR:	
STORAGE OCCUPANCY	14,402 SF
B OCCUPANCY ACCESSORY	1,340 SF
TOTAL BUILDING:	31,500 SF
UNITS:	19 (17 @ 25'X55' (1375 sq ft. EA), 2 @ 50'X55' (2750 sq ft. EA))
* UNIT SQUARE FOOTAGE MAY VARY PENDING FINAL LOCATION OF	
DEMISING WALLS PER FINAL SALE OF EACH UNIT.	
* SEE ARCH. PLAN FOR OCCUPANT LOAD DETERMINATION OF	
LOBBY/DECK AREA	
CONSTRUCTION TYPE -	
BUILDING WITH FIRE SPRINKLERS	

AREA:	
PARCEL 1:	GROSS AREA: 311,300 SQFT. (7.15 ACRES) ??
	NET AREA: 309,830 SQFT. (7.12 ACRES) ??

PARKING:
THE PROJECT WAS APPROVED FOR 46 SPACES UNDER CUP #201500096.

ZONING:
THE PRESENT ZONING FOR THE SUBJECT PROPERTY IS "M-1" (LIGHT INDUSTRIAL ZONE).

FLOOD ZONE:
FLOOD ZONE "C" - AREA OF MINIMAL FLOODING PER COMMUNITY PANEL NO. 065043-06148, DATED 06/07/1998

LAND USE:
EXISTING UNDER CONSTRUCTION AS APPROVED BY CUP #201500096
PROPOSED CLASSIC CARS CONDO STORAGE UNITS

ASSESSOR'S PARCEL NUMBER:
2049-019-061, 033 AND 034

BASIS OF BEARINGS:
THE BEARING OF N0°01'08"W FOR THE WEST LINE OF NELY QUARTER OF SECTION 22, T.1 N., R.17 W., S. B. M. AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 46, PAGE 26 OF RECORD OF SURVEYS, IN THE OFFICE OF COUNTY RECORDER OF LOS ANGELES COUNTY, WAS USED AS THE BASIC OF BEARING FOR THIS SURVEY.

BENCHMARK:
CITY OF LOS ANGELES DATUM B.M. Y. 10410 (MALIBU QUAD)
ELEVATION = 1,003.803 FEET (2003 ADJUSTMENT)
DPW BM TAG IN E CB 1M S/O BCR AT SE COR. CALABASAS RD AND PARKWAY CALABASAS 28 M S AND 13.5 M E/O CL INT.

PROPOSED SCOPE OF WORK:
CONVERT EXISTING LEASE SPACE UNITS (CURRENTLY UNDER CONSTRUCTION) TO CONDOMINIUM UNITS FOR SALE.
ONE PARCEL SUBDIVISION PURPOSE ONLY.

- GRADING CONSTRUCTION NOTES:**
- CONST 6" CURB & 12" GUTTER PER DETAIL 2 ON SHEET C-7.
 - CONST 3" WIDE RIBBON GUTTER PER DETAIL 3 ON SHEET C-9.
 - CONST 6" CONC CURB PER DETAIL 1 ON SHEET C-9.
 - CONST. CONC. FLOWLINE.
 - GATE, SEE ARCHITECTURAL PLAN PLANS FOR DETAILS.
 - TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - TRANSFORMER ON CONCRETE PAD AND BOLLARDS BY OTHERS, NOT A PART OF THIS PLAN.
 - RETAINING SOIL NAIL WALL EXPOSED H=26.5' MAX. SEPARATE PERMIT REQUIRED, NOT A PART OF THIS PLAN. SEE WALL STRUCTURAL PLANS BY DRS ENGINEERING, INC. (FOR REFERENCE ONLY).
 - GATE, SEE ARCHITECTURAL PLAN PLANS FOR DETAILS.
 - CONST. CONC INTERCEPTOR SWALE BEHIND WALL, W=36" WIDE, 12" MIN DEEP. SEE TYP DETAIL 5 ON SHEET C-7.
 - RETAINING CAISSON WALL EXPOSED H=16' MAX. SEPARATE PERMIT REQUIRED, NOT A PART OF THIS PLAN. SEE WALL STRUCTURAL PLANS BY DRS ENGINEERING, INC. (FOR REFERENCE ONLY).
 - CONST. 12" WIDE, 6" MIN DEEP CONC V-DRAIN BEHIND A WALL. SEE TYP DETAIL 4 ON SHEET C-7.
 - INSTALL 24"x24" C.B. BY BROOKS MFG OR EQUAL, 1/4" ATRIUM GRATE.
 - INSTALL 18"x18" C.B. BY BROOKS MFG OR EQUAL, 1/4" ATRIUM GRATE.
 - CONST. GRADED EARTH FLOWLINE.
 - CONST. 18" HIG SCREEN WALL. SEE DETAIL 11 ON SHEET C-7. SEE ARCH / LANDS. PLAN.
 - REMOVE EXIST CONC PAVEMENT WHERE EXIST. CONSTRUCT CONC. PAVEMENT PER FINAL SOILS ENGINEER RECOMMENDATION (PRELIMINARY SECTION MIN 7" OF 3500 PSI (MIN) CONC. PAVEMENT WITH #4 REBAR @ 18" O.C. EACH WAY AT MID DEPTH ON MIN 6" A.B. COMPACTED TO A MIN 95% RELATIVE COMPACTION) A THICKER CONCRETE SECTION AT 9" IS SUGGESTED WHERE STOPS AND STARTS OCCUR REPEATEDLY SUCH AS VENTURA BOULEVARD, THE CONCRETE SECTION SHOULD ALSO HAVE APPROPRIATELY SPACED CRACK CONTROL JOINTS. SEE LANDSCAPE PLANS FOR LOCATION, COLOR, SCORING & JOINTING. FINAL SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER AT THE CONCLUSION OF GRADING.
 - INSTALL 24"x24" C.B. BY BROOKS MFG OR EQUAL, 1/4" TRAFFIC RATED GRATE.
 - CONST RET. WALL H=3' MAX. SEPARATE PERMIT MAY BE REQUIRED, NOT A PART OF THIS PLAN.
 - CONST 6" DIA AREA DRAIN IN PLANTER BY NDS PRODUCTS OR EQUAL. INSTALL ATRIUM GRATE IN PLANTERS AND BEHIND WALLS.
 - INSTALL TRUNCATED DOMES. SEE DETAIL 6 ON SHEET C-7.
 - HANDICAP PARKING SPACES, ACCESS AISLE AND SIGNAGE - PARKING SHALL HAVE A MAXIMUM CROSS SLOPE OF ONE-QUARTER OF AN INCH (1/4") PER FOOT (2%) GRADIENT IN ANY DIRECTION. DISABLED STRIPING & DEMARCATION SHALL BE APPLIED AND/OR MAINTAINED IN ACCORDANCE WITH CBC TITEL 24 AND WITH STD ROYAL BLUE COLOR. SEE TYPICAL DETAIL 7 ON SHEET C-7.
 - INSTALL 12" PVC SDR 35 OR EQUAL, S=1% MIN, 30" MIN. BURY. IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED.
 - INSTALL 12" PVC DRAIN PIPE TO UNDERGROUND DETENTION, S=1% MIN.
 - UNDERGROUND DETENTION 2' X 36" L=125' (TOTAL LENGTH INCLUDING BOTH PIPES) CMP PIPE BY CONTECH CMP DETENTION SYSTEMS OR EQUAL. REQUIRED VOLUME 809 cu ft. BEDDING PER PIPE MANUFACTURE REQUIREMENTS. CONNECT BOTH PIPES AT EACH END. SEE CONST NOTES 36 & 37. IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED. SEE TYP BACFILL DETAIL 14 ON SHEET C-7.
 - INSTALL 12" H.D.P.E DRAIN PIPE (SEE SECTION C-C ON SHEET C-8). (UNDER SEPARATE PERMIT). IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED.
 - CONNECT 12" H.D.P.E. TO BOX CULVERT. PER SPPWC STD PLATE 335-2, CASE 3 (MOD) SEE DETAIL 12 SHEET C-7 (UNDER SEPARATE PERMIT). CONTRACTOR TO SMOOTH FINISH THE INTERIOR OF R.C. BOX AT THE CONNECTION PER LACFCD STANDARD.
 - INSTALL FILTERA 4x6' CATCH BASIN BY CONTECH OR EQUAL WITH TREE GRATE OR APPROVED EQUAL. SEE DETAIL 10 ON SHEET C-7. IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED.
 - INSTALL FILTERA 6x8' CATCH BASIN BY CONTECH OR EQUAL WITH TREE GRATE OR APPROVED EQUAL. SEE DETAIL 10 ON SHEET C-7. IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED.
 - REMOVE EXIST. SIDE OPENING C.B. AND CONST. GRATED C.B. (TRAVERSE) PER SPPWC STD 305-3 WITH 4 GRATES AND RECONNECT TO EXIST 54" R.C.P.
 - CONST. 8" CURB (OR HEIGHT AS NOTED OTHERWISE) & 24" GUTTER PER DETAIL 9 ON SHEET C-7.
 - REMOVE EXIST AC PAVEMENT DRIVEWAY PER SPPWC STD PLAN 110-2 MODIFIED AS SHOWN.
 - REMOVE EXIST PAVEMENT AND BASE. CONST. MIN 3" AC PAVEMENT ON 9" A.B. PER SOILS ENGINEER RECOMMENDATION. FINAL SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER AT THE CONCLUSION OF GRADING.
 - INSTALL "COOL PAVEMENT" PAVERS PER DETAIL 8 ON SHEET C-7.
 - INSTALL 6" AREA DRAIN IN PLANTER WITH ATRIUM GRATE. TYP.
 - 4" PVC ROOF DRAIN OUTLET THROUGH CURB. 4" PVC OVERFLOW DRAIN OUTLET ONTO NON-EROSIVE SURFACE. 6" MIN ABOVE FINISH SURFACE. CONTRACTOR TO VERIFY LOCATION WITH PLUMBING PLAN P-6 PRIOR TO CONSTRUCTION.
 - INSTALL 36" ADS OR CSP ELBOW.
 - INSTALL 36" ADS OR CSP TEE.
 - CONST. MANHOLE PER SPPWC STD 320-2.
 - INSTALL 18"x18" C.B. (UNION BOX) BY BROOKS PRODUCTS OR EQUAL WITH SOLID COVER, TRAFFIC RATED.
 - CONST. 3.5" WIDE C.B. PER SPPWC STD 300-3.
 - INSTALL 18" PVC PIPE S=1% MIN. IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED.
 - INSTALL 18" PVC PIPE S=1% MIN. IMPROVEMENTS ARE NOT TO BE MAINTAINED BY LACDPW / LACFCD. PRIVATELY MAINTAINED. CONC. ENCASED IF LESS THAN 18" OF COVER WITHIN DRIVABLE AREAS.
 - INSTALL 8" PVC PIPE S=1% MIN.
 - INSTALL FILTERA 4x8' CATCH BASIN BY CONTECH OR EQUAL WITH TREE GRATE OR APPROVED EQUAL. SEE DETAIL 10 ON SHEET C-7.
 - CONST MIN 4" WIDE CLR CONC WALK MIN 4" THICK ON MIN OF 4 INCHES OF SAND. REINFORCED WITH A MINIMUM OF NO. 3 BARS ON 24-INCH CENTERS IN EACH DIRECTION. REINFORCEMENT SHOULD BE PLACED AT MID-DEPTH OF THE SLAB. SIDEWALKS MAY BE CONSTRUCTED OF NON-REINFORCED CONCRETE PROVIDED SIDEWALKS ARE CUT INTO SQUARE PANELS (I.E. 4 FOOT WIDE WALKS SHOULD BE CUT INTO 4 FOOT BY 4 FOOT SQUARES).
 - CONST. CONC MIN 4" WIDE (OR WIDTH AS SHOWN ON PLAN) CONC CURB RAMP (NO HANDRAILS, CLEAR WIDTH = 48" MIN), 2% MAX CROSS SLOPE, 8.3% MAX ALONG RAMP WITH 12" MIN WIDE GROOVED BORDER AT THE LEVEL SURFACE AT THE TOP OF RAMP. SEE TYP GROOVING DETAIL 13 ON SHEET C-7.
 - BIKE RACK, SEE ARCH AND/OR LANDSCAPE PLANS.
 - LIGHT POLE, SEE ELECTRICAL AND STRUCTURAL PLANS.
 - CONST CONC PAVEMENT MIN 4" THICK ON MIN OF 4 INCHES OF SAND. REINFORCED WITH A MINIMUM OF NO. 3 BARS ON 24-INCH CENTERS IN EACH DIRECTION. REINFORCEMENT SHOULD BE PLACED AT MID-DEPTH OF THE SLAB. SIDEWALKS MAY BE CONSTRUCTED OF NON-REINFORCED CONCRETE PROVIDED SIDEWALKS ARE CUT INTO SQUARE PANELS.

APPROVED PERMITS FOR CONSTRUCTION:

- Grading/Drainage Permit - UNC-GRAD200730000356
- Flood Control Overbuild & Connect to County Storm Drain - FCDP2020000372
- Fire Department Plan - FEP2021-0034
- Building Permit - UNC BLDC200821000839
- Electrical Permit - UNC ELEC201222007823
- Mechanical Permit - UNC MECH201222004110
- Plumbing Permit - UNC PLMB201222004069
- Trash Enclosure Building Permit - UNC BLDC210105000010
- Landscape Water Efficiency Plan - EIMP2021000007
- Landscape Water Efficiency Permit - UNC BLDG210414000545
- Retaining Wall Permit - Soil nail walls, permanent - UNC BLDG210107000017
- Shoring Wall Permit, Soil nail walls, temporary - UNC BLDG210107000018

NOTE:

- SITE HAS BEEN ROUGH GRADED AND ALL SITE RETAINING WALLS HAVE BEEN CONSTRUCTED
- PRIVATE SEWER & WATER LINES HAVE BEEN CONNECTED TO LVMMWD SEWER AND WATER MAIN AND INSPECTED BY LVMMWD.
- BUILDING UNDER CONSTRUCTION PER BLDG PERMIT 200821000839
- SEE LIST OF PERMIT HEREON ISSUED FOR CONSTRUCTION.
- NO ADDITIONAL GRADING OR EARTHWORK IS REQUIRED FOR THIS TENTATIVE MAP AS APPROVED PER CUP AND APPROVED GRADING PERMIT.
- THERE ARE NO CHANGES REQUESTED OR NEEDED TO IMPROVEMENTS PER APPROVED CUP.
- DRAINAGE IMPROVEMENTS NOT TO BE MAINTAINED BY LACFCD.
- THE OPEN SPACE EASEMENT (PER RCUP-201500096#) WILL BE RECORDED AND REFERENCED ON THE FINAL MAP PRIOR TO FINAL MAP APPROVAL.

**PROP PARCEL 1
SITE GRADING / DRAINAGE
AND FIRE ACCESS PLAN**

PREPARED BY: ID# Westcord.Calabasas/TentPM

WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
101 HOOBANK RD, SUITE 216, THOUSAND OAKS, CA, 91360
(805) 495-1330 FAX: (805) 446-9125
DONALD G. WAITE
06/04/2024 DATE

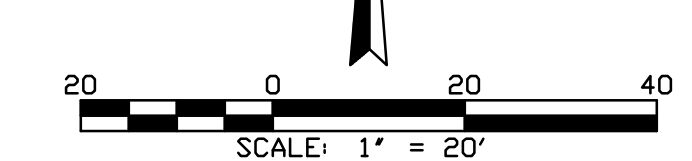
DESIGNED BY: MN
CHECKED BY: DW
DRAWN BY: MN
SCALE:
SHEET NO.
1 OF 7

PREPARED FOR:
CALABASAS AUTO PARK, LLC
951 S Westlake Blvd #101,
Westlake Village, CA 91361
PH: (805) 497-4557
ATTN: Mr. Tony Principe

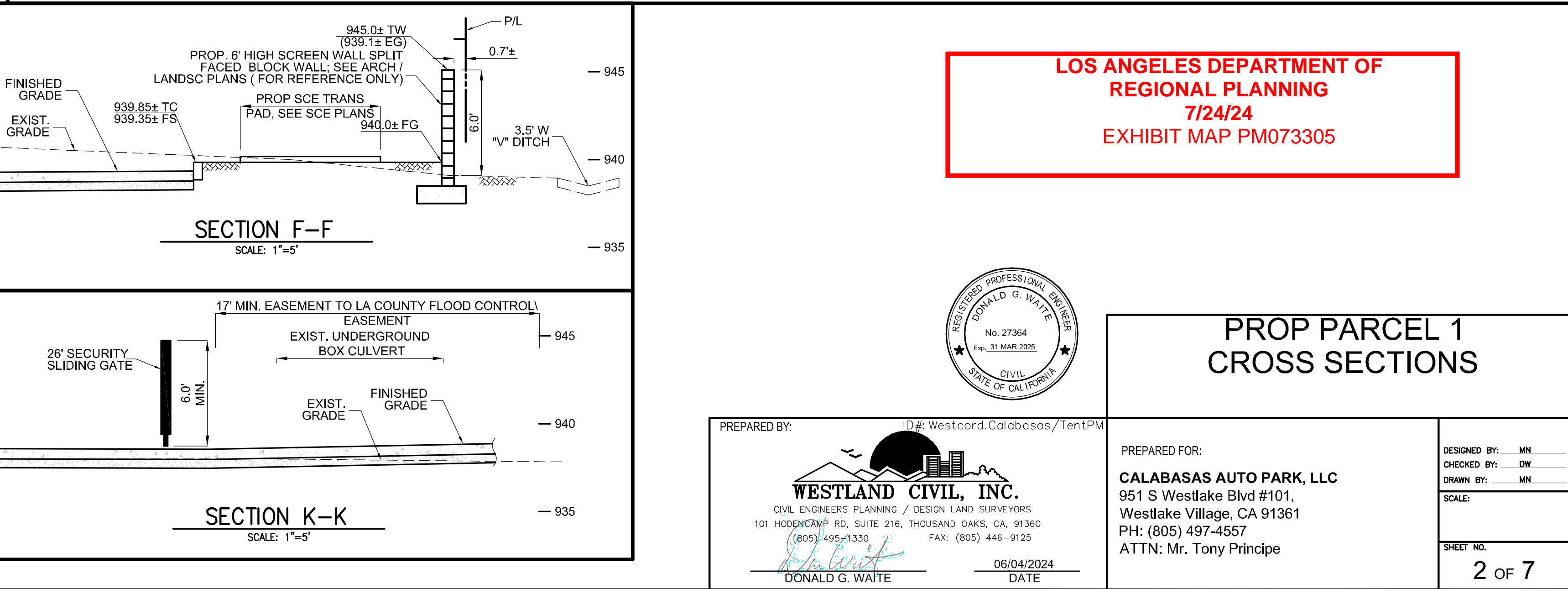
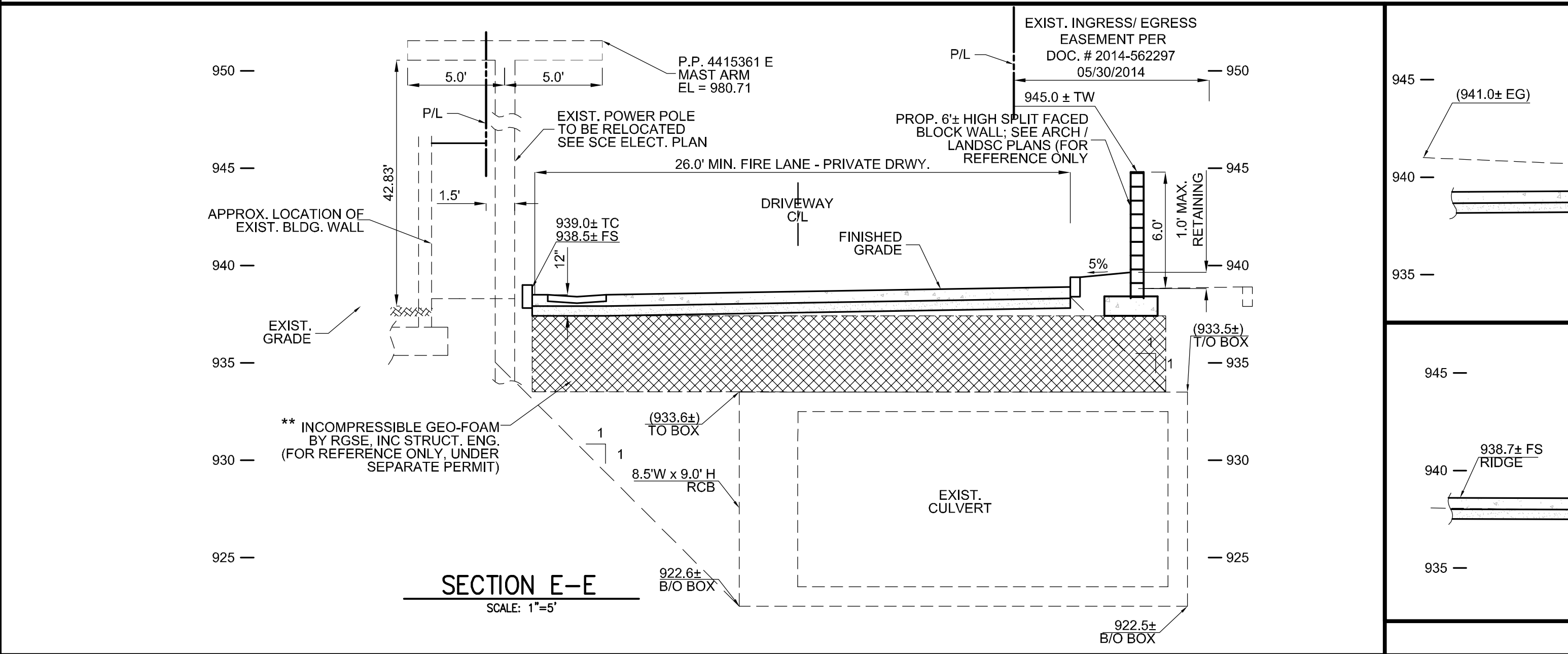
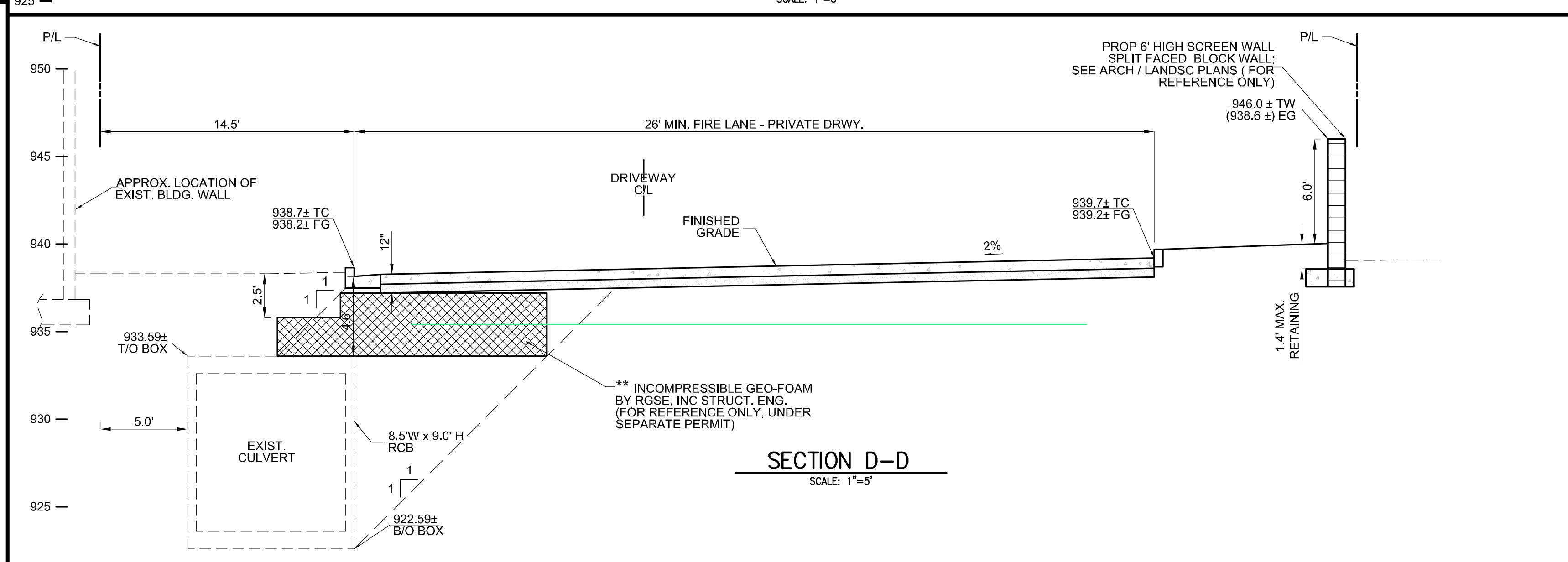
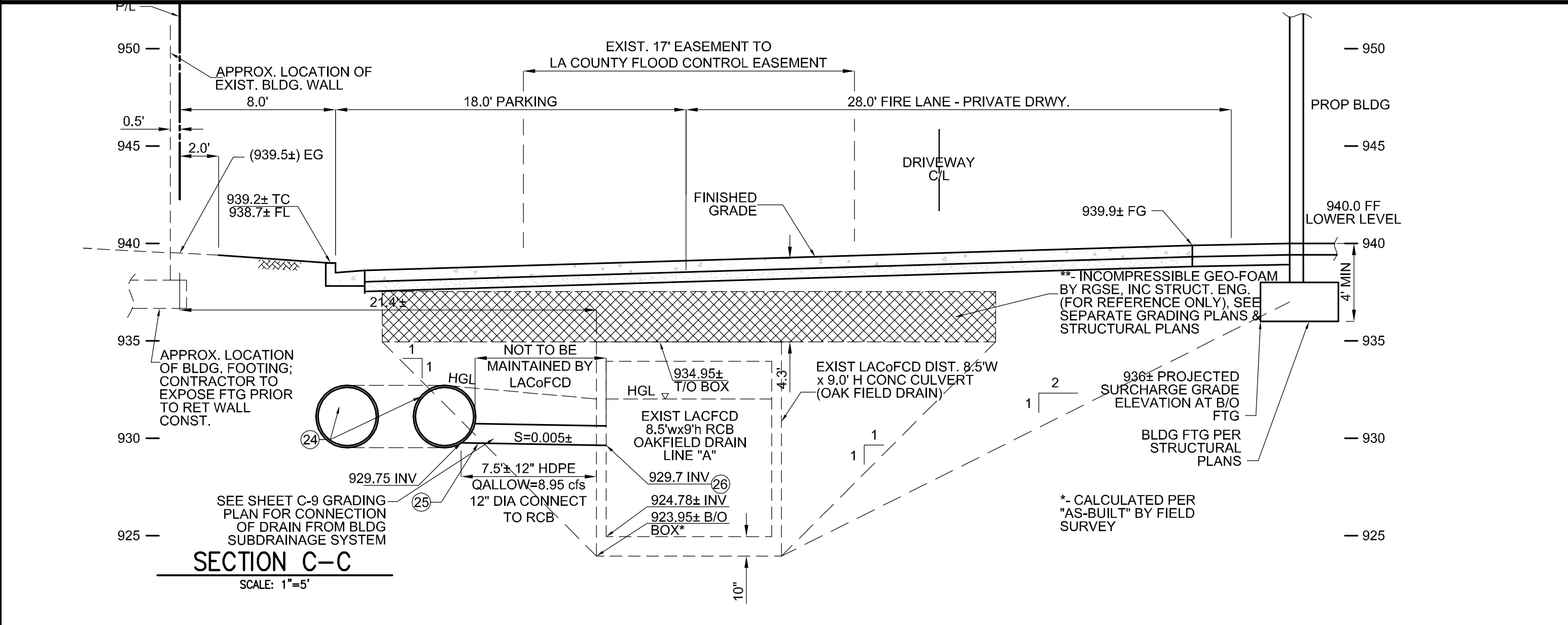
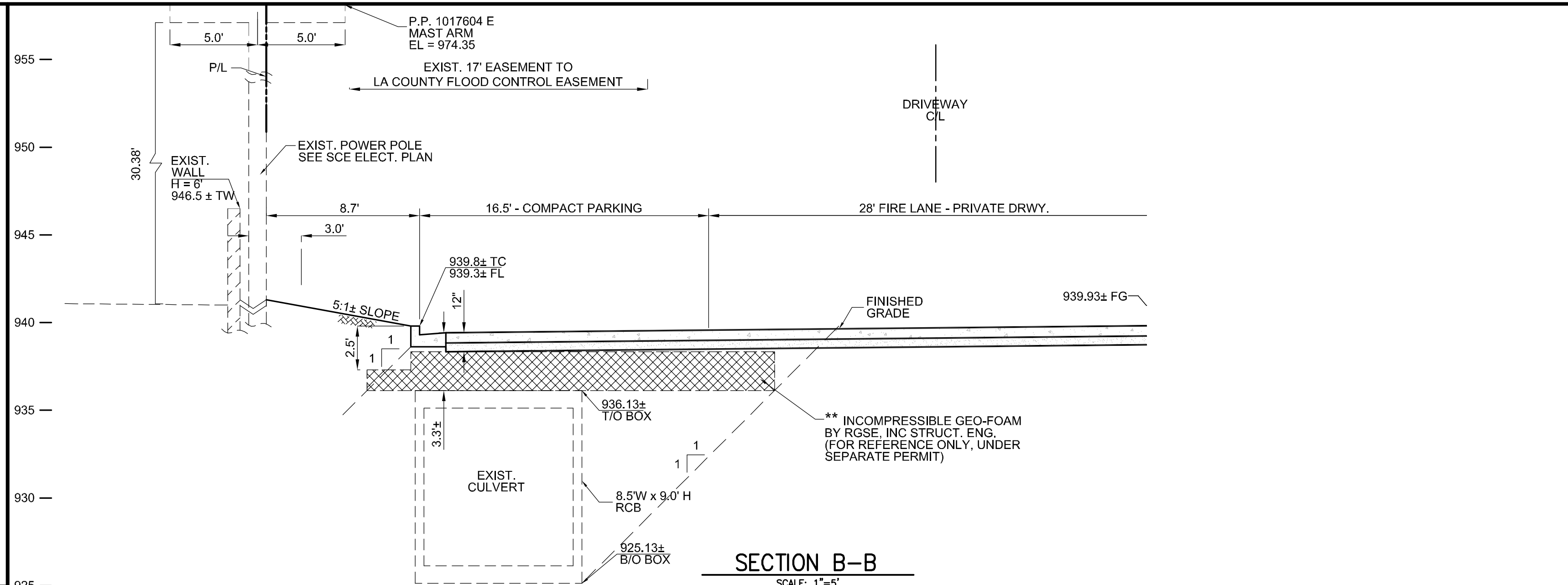
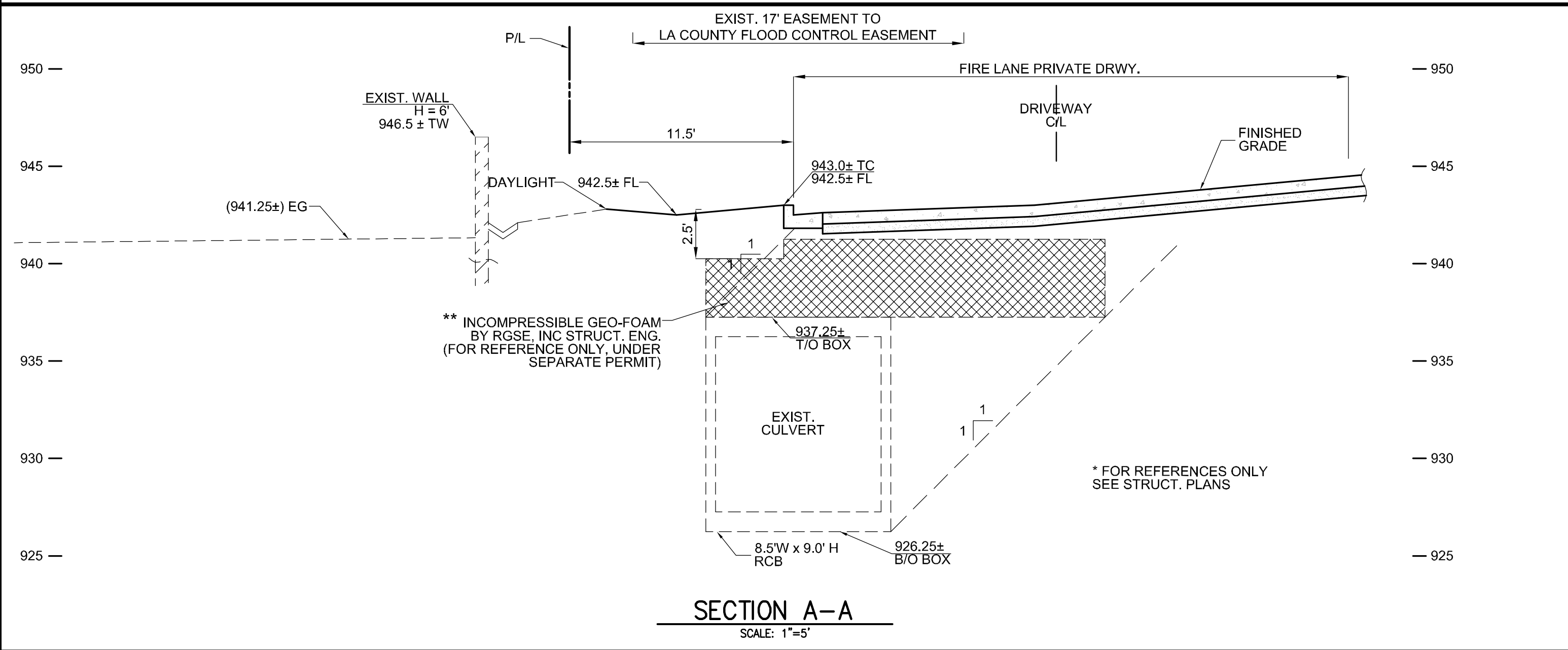
ABBREVIATIONS		LEGEND	
A.C.	ASPHALTIC CONCRETE	---	PROPERTY LINE
A.D.	AREA DRAIN	---	EXIST. RETAINING WALL PER PERMIT BLDG210107000017
B.C.	BEGIN CURVE	---	CONSTRUCTED SCREEN WALL
C.F.	CURB FACE	---	CONSTRUCTED COMBINATION WALL (RET. & SCREEN)
C.O.	CONC.	---	FLOW LINE
D.I.A.	DAYLIGHT	---	EXIST. CONTOUR
D.M.	DIAMETER	---	GRADE BREAK
E.G.	EXISTING GRADE	---	W.I. FENCE
E.P.	EDGE OF PAVEMENT	---	PROP. ELECTRICAL CONDUIT PER SCE PLAN
F.D.C.	FIRE DEPT. CONNECTION	---	FIRE HYDRANT
F.F.	FINISHED FLOOR	---	BLOW-OFF
F.G.	FINISHED GRADE	---	SIGN
F.H.	FIRE HYDRANT	---	EXIST. PARKING LIGHT
F.L.	FLOW LINE	---	PROP. PARKING LIGHT
F.S.	FINISHED SURFACE	---	TREE DRIP LINE OR HEDGE
G.B.	GRADE BREAK	---	NEW CONC. PAVEMENT ON BASE
G.M.	GAS METER	---	NEW A.C. PAVEMENT ON BASE
H.P.	HIGH POINT	---	PROP. ELEVATION
I.N.V.	INVERT	---	EXIST. ELEVATION
L.F.	LINEAL FEET	---	PROP. GRADE
M.H.	MANHOLE	---	CATCH BASIN, SIZE AS NOTED
O.H.E.	OVER HEAD WIRE	---	PROP. STORM DRAIN PIPE
O.R.	OFFICIAL RECORD	---	FIRE DEPT VEHICULAR ACCESS ROAD AND TURNAROUND
P.C.C.	PORTLAND CEMENT CONCRETE	---	INCOMPRESSIBLE FOAM & SLURRY FILL OVER BOX CULVERT
P.L.	PROPERTY LINE	---	PROP. WATER LINE
P.V.C.	POLYVINYL CHLORIDE	---	PROP. SEWER LINE
P.V.M.T.	PAVEMENT	---	FIRE DEPT FOOT ACCESS
R.	RIDGE	---	
R.D.	ROOF DRAIN	---	
S.	SEWER	---	
S.D.	SUB DRAIN	---	
ST. STA.	STREET STATION	---	
T.C.	TOP OF CURB	---	
T.G.	TOP OF GRATE	---	
T.O.P.	TOP OF PIPE	---	
T.W.	TOP OF WALL	---	
W.M.	WATER METER	---	
W.V.	WATER VALVE	---	
W.I.FENCE	WROUGHT IRON FENCE	---	

**LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
7/24/24
EXHIBIT MAP PM073305**

**RPPL2023004981
County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
CLEARED FOR
PUBLIC HEARING**



"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
EXHIBIT MAP



**LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
7/24/24
EXHIBIT MAP PM073305**



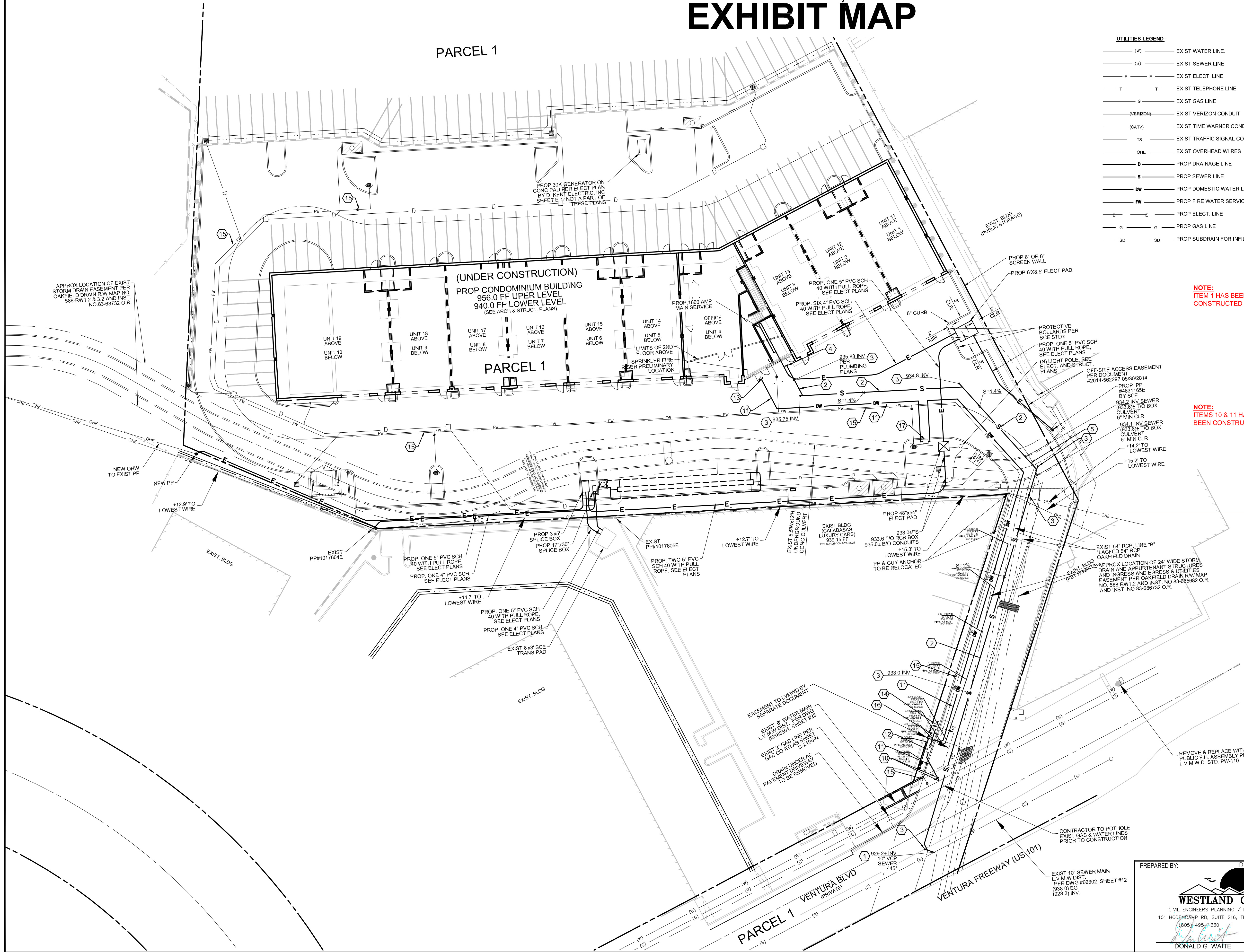
PREPARED BY: ID# Westcord.Calabasas/TentPM
WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
101 HODDGENS RD., SUITE 216, THOUSAND OAKS, CA, 91360
(805) 495-1330 FAX: (805) 446-9125
DONALD G. WAITE
06/04/2024 DATE

**PROP PARCEL 1
CROSS SECTIONS**

PREPARED FOR:
CALABASAS AUTO PARK, LLC
951 S Westlake Blvd #101,
Westlake Village, CA 91361
PH: (805) 497-4557
ATTN: Mr. Tony Principe

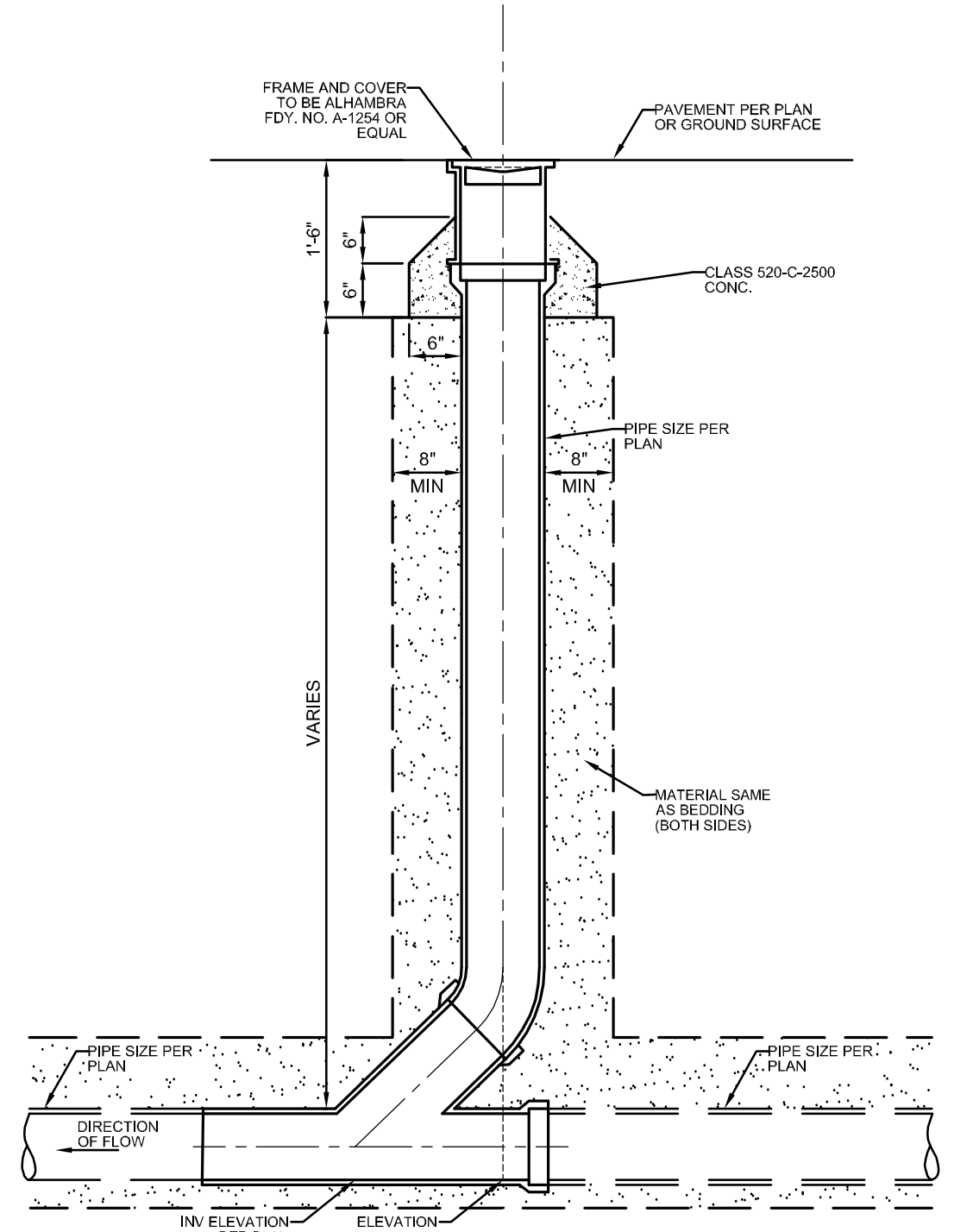
DESIGNED BY: MN
CHECKED BY: DW
DRAWN BY: MN
SCALE:
SHEET NO.
2 OF 7

"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
EXHIBIT MAP



UTILITIES LEGEND:

(W)	EXIST WATER LINE
(S)	EXIST SEWER LINE
E	EXIST ELECT. LINE
T	EXIST TELEPHONE LINE
G	EXIST GAS LINE
(VERBON)	EXIST VERIZON CONDUIT
(SATV)	EXIST TIME WARNER CONDUIT
TS	EXIST TRAFFIC SIGNAL CONDUIT
OHE	EXIST OVERHEAD WIRES
D	PROP DRAINAGE LINE
S	PROP SEWER LINE
SD	PROP DOMESTIC WATER LINE
FW	PROP FIRE WATER SERVICE LINE
E	PROP ELECT. LINE
G	PROP GAS LINE
SD	PROP SUBDRAIN FOR INFILTRATION



SEWER CLEANOUT DETAIL
NTS

- NOTE:**
ITEM 1 HAS BEEN CONSTRUCTED
- SEWER CONSTRUCTION NOTES:**
- JOIN EXIST 10" V.C.P. SEWER LINE (LVMWD TRUNK SEWER) WITH CUT IN WYE SADDLE CONNECTION PER LA COUNTY PW STD 2025-2. CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATION PRIOR TO CONSTRUCTION. SEE DETAIL "A" HEREON & PER APPROVED LVMWD PLANS.**
 - INSTALL ON-SITE 6" PVC SDR 35 SEWER LATERAL PER LOS ANGELES PLUMBING CODE, S=1% MIN. CONTRACTOR TO VERIFY WITH PLUMBING PLANS SHEET P-2 POINT OF CONNECTION TO THE BUILDING PRIOR TO CONSTRUCTION.
 - CONSTRUCT SEWER CLEANOUT AT MAX 100' INTERVAL, SEE TYP DETAIL HEREON.
 - SEWER LATERAL P.O.C. TO THE BUILDING. CONTRACTOR TO VERIFY P.O.C AND INV ELEVATION WITH PLUMBING PLANS PRIOR TO INSTALLATION.
 - SEWER 6" MIN CLEARANCE FROM T/O UNDERGROUND BOX CULVERT. PROVIDE SAND BASE BELOW THE PIPE.
 - INSTALL 6" x 8" WYE & 45° ELBOW.
- NOTE:**
ITEMS 10 & 11 HAVE BEEN CONSTRUCTED
- WATER CONSTRUCTION NOTES:**
- OPEN CUT AND INSTALL 6 x 6 x 8 TEE WITH ADAPTER FLANGES TO EXIST 6" WATER SERVICE WITH 2" SERVICE AND 2" VALVE, SEE APPROVED BY THE LVMWD PLANS**.
 - INSTALL 2" SERVICE FROM MAIN TO METER, 2 1/2" SERVICE FROM METER.
 - 2" METER (IN DRW BOX BODY MODEL DDFW1640C412BODY AND LID MODEL SP-DDFW1640C4FLID) AND 2" DOMESTIC SERVICE. SEE APPROVED LVMWD PLANS**.
 - SEE PLUMBING PLANS SHEET P-4 P.O.C. TO THE BLDG PRIOR TO CONSTRUCTION.
 - 3/4" IRRIGATION SUBMETER.
 - SEE SEPARATE APPROVED FIRE WATER PLANS BY L.A.Co.F.D.**.
 - INSTALL 2 1/2" BACKFLOW DEVICE WILKINS OR EQUAL.
 - INSTALL 2 1/2" WILKINS YSRB PRESSURE REGULATING VALVE (PRV) OR EQUAL. MODEL LF009LF.
- * - CONTRACTOR TO APPLY FOR SEPARATE PERMIT WITH LACoPW ALHAMBRA OFFICE.
** - FOR REFERENCE ONLY, NOT A PART OF THIS PLAN OR PERMIT.

**LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
7/24/24
EXHIBIT MAP PM073305**



**PROP PARCEL 1
PRIVATE SEWER, DOMESTIC WATER
COMPOSITE UTILITY PLAN**

DESIGNED BY: MN
CHECKED BY: DW
DRAWN BY: MN
SCALE:
SHEET NO.
4 OF 7

PREPARED BY: ID#: Westcord.Calabasas/TentPM
WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
101 HOOVER RD, SUITE 216, THOUSAND OAKS, CA, 91360
(805) 495-1330 FAX: (805) 446-9125
DATE: 06/04/2024

"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
"EXHIBIT MAP"

EXHIBIT "A" – LEGAL DESCRIPTION

LEGAL DESCRIPTION PER FIRST CHICAGO TITLE COMPANY
TITLE REPORT #00040233-994-X59 DATED JUNE 11,
2015.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AND IS DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 45, AS SHOWN ON MAP FILE IN
BOOK 65 PAGE 28 OF RECORD OF SURVEYS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE NORTHWEST CORNER OF SAID
PARCEL; THENCE ALONG THE NORTHERLY LINE OF SAID
PARCEL, NORTH 89° 58' 52" EAST 190.00 FEET;
THENCE SOUTH 63° 05' 05" EAST, 609.39 FEET ALONG
THE NORTHEASTERLY LINE OF SAID PARCEL TO THE
TRUE POINT OF BEGINNING OF THIS PARCEL; THENCE
ALONG THE NORTHEASTERLY LINE OF SAID PARCEL,

1ST: SOUTH 27° 51' 06" EAST, 528.91 FEET; THENCE
LEAVING SAID NORTHEASTERLY LINE,

2ND: SOUTH 62° 08' 54" WEST 77.09 FEET; THENCE,

3RD: SOUTH 27° 51' 06" EAST 252.77 FEET; THENCE,

4TH: SOUTH 17° 58' 15" WEST 165.79 FEET TO THE
NORTHWESTERLY LINE OF VENTURA BOULEVARD; THENCE
SOUTHWESTERLY ALONG SAID LINE,

5TH: SOUTH 62° 08' 54" WEST 624.48 FEET; THENCE,

6TH: NORTH 27° 51' 06" WEST 42.00 FEET; THENCE,

7TH: NORTH 62° 08' 54" EAST 293.00 FEET TO A
TANGENT CURVE CONCAVE TO THE NORTHWEST AND
HAVING A RADIUS OF 15.00 FEET; THENCE,

8TH: NORTHWESTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE
OF 90° 00' 00"; THENCE LEAVING SAID CURVE,

9TH: NORTH 27° 51' 06" WEST 18.00 FEET TO A
TANGENT CURVE CONCAVE TO THE SOUTHWEST AND
HAVING A RADIUS OF 210.00 FEET; THENCE,

10TH: NORTHWESTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 202.41 FEET THROUGH A CENTRAL ANGLE
OF 55° 13' 28"; THENCE LEAVING SAID CURVE,

11TH: NORTH 83° 04' 34" WEST 65.28 FEET TO A
TANGENT CURVE CONCAVE TO THE SOUTHEAST AND
HAVING A RADIUS OF 210.00 FEET; THENCE,

12TH: SOUTHWESTERLY ALONG SAID CURVE TO A POINT
AN ARC DISTANCE OF 340.16 FEET THROUGH A
CENTRAL ANGLE OF 92° 48' 34" THENCE LEAVING SAID
CURVE,

13TH: NORTH 58° 08' 11" WEST 65.83 FEET TO A
POINT ALONG A CURVE CONCAVE TO THE SOUTHEAST
AND HAVING A RADIUS OF 270.00 FEET; THENCE,

14TH: NORTHEASTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 368.55 FEET THROUGH A CENTRAL ANGLE
OF 78° 12' 29"; THENCE,

15TH: NORTH 00° 01' 08" WEST 524.22 FEET TO A
TANGENT CURVE CONCAVE TO THE SOUTHWEST AND
HAVING A RADIUS OF 179.45 FEET, A RADIAL BEARING
OF SAID CURVE AT SAID POINT BEING SOUTH 89° 59'
01" WEST; THENCE,

16TH: NORTHERLY ALONG SAID CURVE AN ARC DISTANCE
OF 74.06 FEET THROUGH A CENTRAL ANGLE OF 23° 38'
51"; THENCE,

17TH: SOUTH 89° 58' 52" EAST 75.07 FEET; THENCE,
18TH: SOUTH 00° 01' 08" EAST 484.13 FEET; THENCE,
19TH: SOUTH 88° 03' 25" EAST 20.25 FEET; THENCE,
20TH: SOUTH 00° 01' 08" EAST 118.41 FEET; THENCE,
21ST: SOUTH 83° 04' 34" EAST 22.74 FEET, A TANGENT
CURVE CONCAVE TO THE SOUTHWEST AND HAVING A
RADIUS OF 270.00 FEET; THENCE,
22ND: SOUTHEASTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 260.24 FEET THROUGH A CENTRAL ANGLE
OF 55° 13' 28"; THENCE,
23RD: SOUTH 27° 51' 06" EAST 33.00 FEET; THENCE,
24TH: NORTH 62° 08' 54" EAST 256.75 FEET; THENCE,
25TH: NORTH 17° 08' 54" EAST 129.31 FEET; THENCE,
26TH: SOUTH 86° 52' 33" WEST 269.46 FEET; THENCE,
27TH: NORTH 66° 50' 59" WEST 91.00 FEET; THENCE,
28TH: NORTH 02° 36' 13" EAST 287.68 FEET; THENCE,
29TH: NORTH 89° 58' 52" WEST 100.00 FEET; THENCE,
30TH: NORTH 00° 01' 08" WEST 225.00 FEET; THENCE,
31ST: NORTH 42° 09' 42" EAST 258.43 FEET TO THE
POINT OF BEGINNING.

SAID LAND IS DESCRIBED AS "PROPOSED PARCEL 2" IN
THE CERTAIN INSTRUMENT ENTITLED "LOT LINE
ADJUSTMENT RLLA 2010 00021", RECORDED DECEMBER
28, 2010 AS INSTRUMENT NO. 20101926209 OF
OFFICIAL RECORDS,

APN: 2049-019-061, 033 & 034

EASEMENT EXCEPTIONS

LEGAL DESCRIPTION PER FIRST CHICAGO TITLE COMPANY
TITLE REPORT #00040233-994-X59 DATED JUNE 11, 2015.

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: DRAINAGE CHANNEL
RECORDING DATE: IN BOOK 42862 PAGE 344, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: POLES
RECORDING DATE: IN BOOK 44749 PAGE 264, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND.

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: DECLARATION OF EASEMENT
RECORDING DATE: IN BOOK 35127 PAGE 199, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: DECLARATION OF EASEMENT
RECORDING DATE: IN BOOK 35689 PAGE 276, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: IN BOOK 44286 PAGE 131, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JUNE 7, 1954
RECORDING NO: 2387 IN BOOK 44749 PAGE 264, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINES
RECORDING DATE: IN BOOK 50165 PAGE 439, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: IN BOOK 50211 PAGE 337, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: JANUARY 20, 1959
RECORDING NO: 1739, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINES
RECORDING DATE: APRIL 6, 1959
RECORDING NO: 2852, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: APRIL 20, 1959
RECORDING NO: 1643, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINE
RECORDING DATE: OCTOBER 23, 1959
RECORDING NO: 4187, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINE
RECORDING DATE: DECEMBER 23, 1960
RECORDING NO: 2812, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PIPE LINE
RECORDING DATE: DECEMBER 12, 1963
RECORDING NO: 5343, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: SANITARY SEWER
RECORDING DATE: APRIL 5, 1974
RECORDING NO: 3392, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: SANITARY SEWER
RECORDING DATE: MARCH 13, 1979
RECORDING NO: 79-279182, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: COVERED STORM DRAIN
RECORDING DATE: APRIL 1, 1983
RECORDING NO: 83-363133, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: COVERED STORM DRAIN
RECORDING DATE: JUNE 14, 1983
RECORDING NO: 83-665682, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: STORM DRAIN
RECORDING DATE: FEBRUARY 4, 1986
RECORDING NO: 86-146373, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: SEPTEMBER 9, 1999
RECORDING NO: 99-1709707, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

27. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF
SAID LAND FOR

PURPOSE(S): STREET AND HIGHWAY
RECORDING DATE: JULY 3, 2007
RECORDING NO: 2007-1590823, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

30. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PUBLIC UTILITIES
RECORDING DATE: MAY 2, 2012
RECORDING NO: 2012-653960, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

35. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL
THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: INGRESS, EGRESS
RECORDING DATE: MAY 30, 2014
RECORDING NO: 2014-562297, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND

36. PROPOSED EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS
INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: OPEN SPACE CONSERVATION EASEMENT, NO DEVELOPMENT,
GRADING OR AGRICULTURAL ACTIVITY
AFFECTS: A PORTION OF SAID LAND

EASEMENT NOTE:
ALL EASEMENTS TO REMAIN UNLESS OTHERWISE NOTED.

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
7/24/24
EXHIBIT MAP PM073305

PREPARED BY: ID#: Westcord.Calabasas/TentPM



CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS

101 HODGENCAMP RD, SUITE 216, THOUSAND OAKS, CA, 91360

(805) 495-1330 FAX: (805) 446-9125

06/04/2024

DATE

REGISTERED PROFESSIONAL ENGINEER

DONALD G. WAITE

No. 27364

Exp. 31 MAR 2025

CIVIL

STATE OF CALIFORNIA

PREPARED FOR:

CALABASAS AUTO PARK, LLC

951 S Westlake Blvd #101,

Westlake Village, CA 91361

PH: (805) 497-4557

ATTN: Mr. Tony Principe

DESIGNED BY: _____ MN _____

CHECKED BY: _____ DW _____

DRAWN BY: _____ MN _____

SCALE:

SHEET NO.

5 of 7

"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
"EXHIBIT MAP"

PARCEL MAP BOUNDARY DATA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89°59'56"	15.00'	23.56'	15.00'
C2	55°13'31"	210.00'	202.41'	109.84'
C3	92°48'14"	210.00'	340.16'	220.54'
C4	78°12'30"	270.00'	368.55'	219.46'
C5	40°08'57"	179.45'	125.75'	65.58'
C6	55°13'31"	270.00'	260.24'	141.23'

LINE DATA

LINE	BEARING	DISTANCE
L1	N 62°08'54" E	72.34'
L2	N 27°51'06" W	42.00'
L3	N 17°08'54" E	172.52'
L4	N 27°51'03" W	18.01'
L5	N 83°04'34" W	65.29'
L6	N 58°08'05" W	65.82'
L10	N 20°05'38" W	94.54'
L11	N 15°25'50" W	133.09'
L12	N 89°58'52" E	90.00'
L13	N 00°01'08" W	225.00'
L14	N 89°58'52" E	100.00'
L15	N 02°35'44" E	287.81'
L16	N 66°51'10" W	91.00'
L17	N 86°52'39" E	269.45'
L18	N 17°08'54" E	129.30'
L19	N 62°06'54" E	256.75'
L20	N 00°01'08" W	118.39'
L21	N 88°03'26" W	19.96'
L22	N 27°51'06" W	33.00'
L23	N 89°58'41" W	49.93'
L24	N 00°01'08" W	160.00'
L25	N 89°58'41" W	130.02'
L26	N 00°01'19" E	145.00'
L27	N 89°58'52" E	74.87'

NOTE:

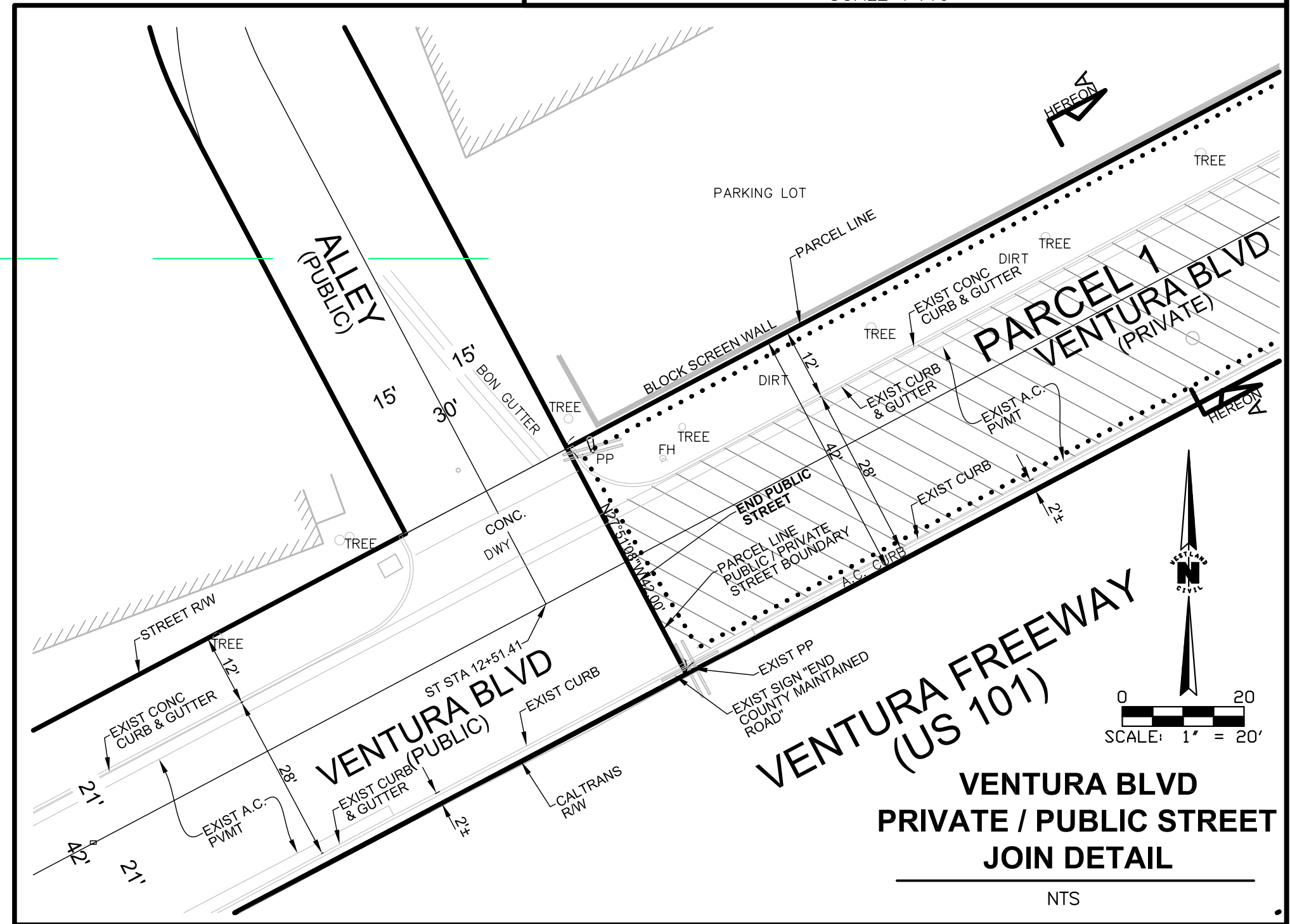
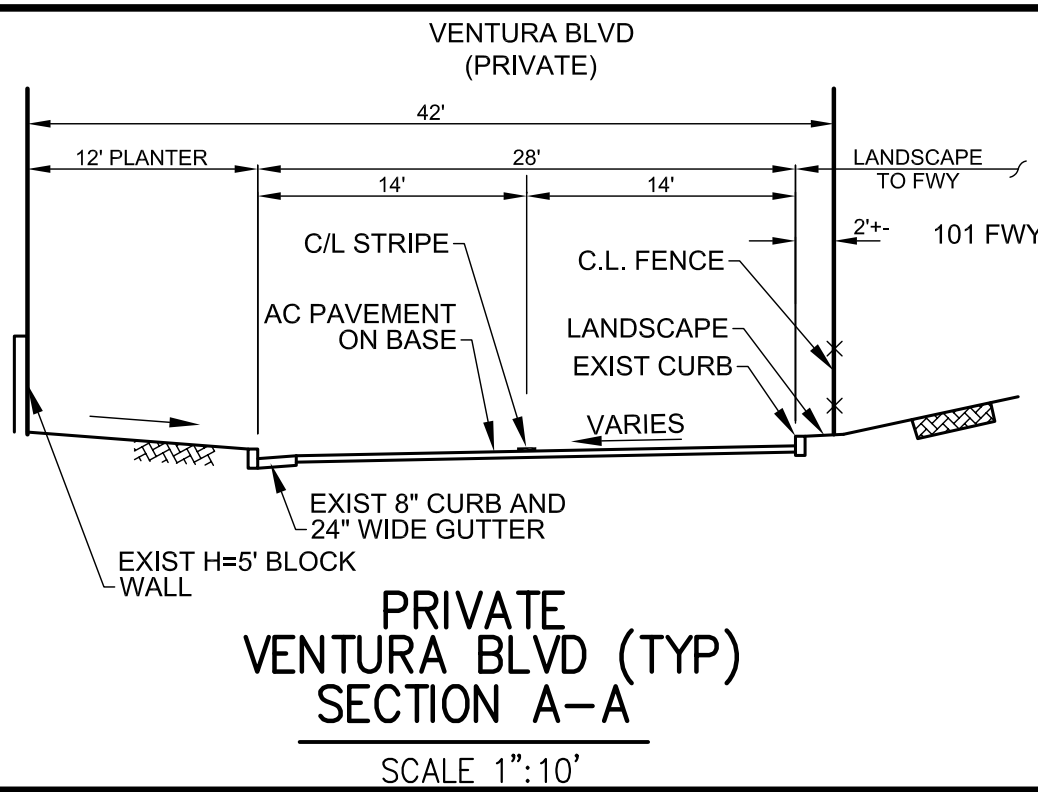
1. ALL IMPROVEMENTS ARE UNDER CONSTRUCTION PER GRADING PERMIT NO 20073000356 AND BUILDING PERMIT 200821000839.

LEGEND

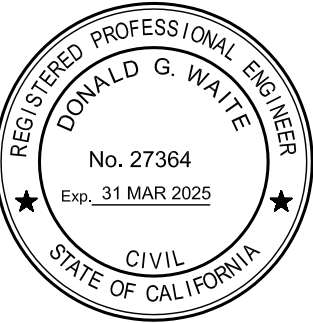
- PROPOSED LAND TO BE SUBDIVIDED FOR CONDO PURPOSES
22 EXIST EASEMENT NO. SEE DESCRIPTION ON SHEET 1.

NOTES:

- SEE LEGAL DESCRIPTION AND EASEMENT LEGEND ON SHEET 5.
- ALL BOUNDARY MONUMENT WILL BE SET PRIOR TO RECORDING OF FINAL MAP.
- SEE EXHIBIT MAP SHEET 1 FOR PROPOSED CONCEPT GRADING AND FIRE ACCESS.
- THE PRESENT ZONING FOR THE SUBJECT PROPERTY IS "M-1" (LIGHT INDUSTRIAL ZONE).
- WATER PURVEYOR IS LVMWD.
- SEWER PURVEYOR IS LVMWD.
- PUBLIC SEWER WILL BE UTILIZED.
- ALL EASEMENTS TO REMAIN UNLESS OTHERWISE NOTED.
- LAND USE CATEGORY COMMERCIAL.



LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
7/24/24
EXHIBIT MAP PM073305

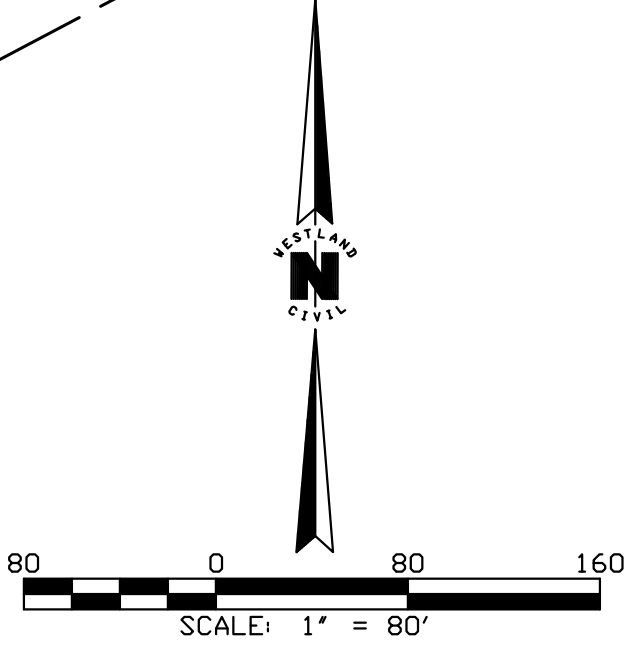


PROP PARCEL 1
BOUNDARY
/EASEMENT MAP

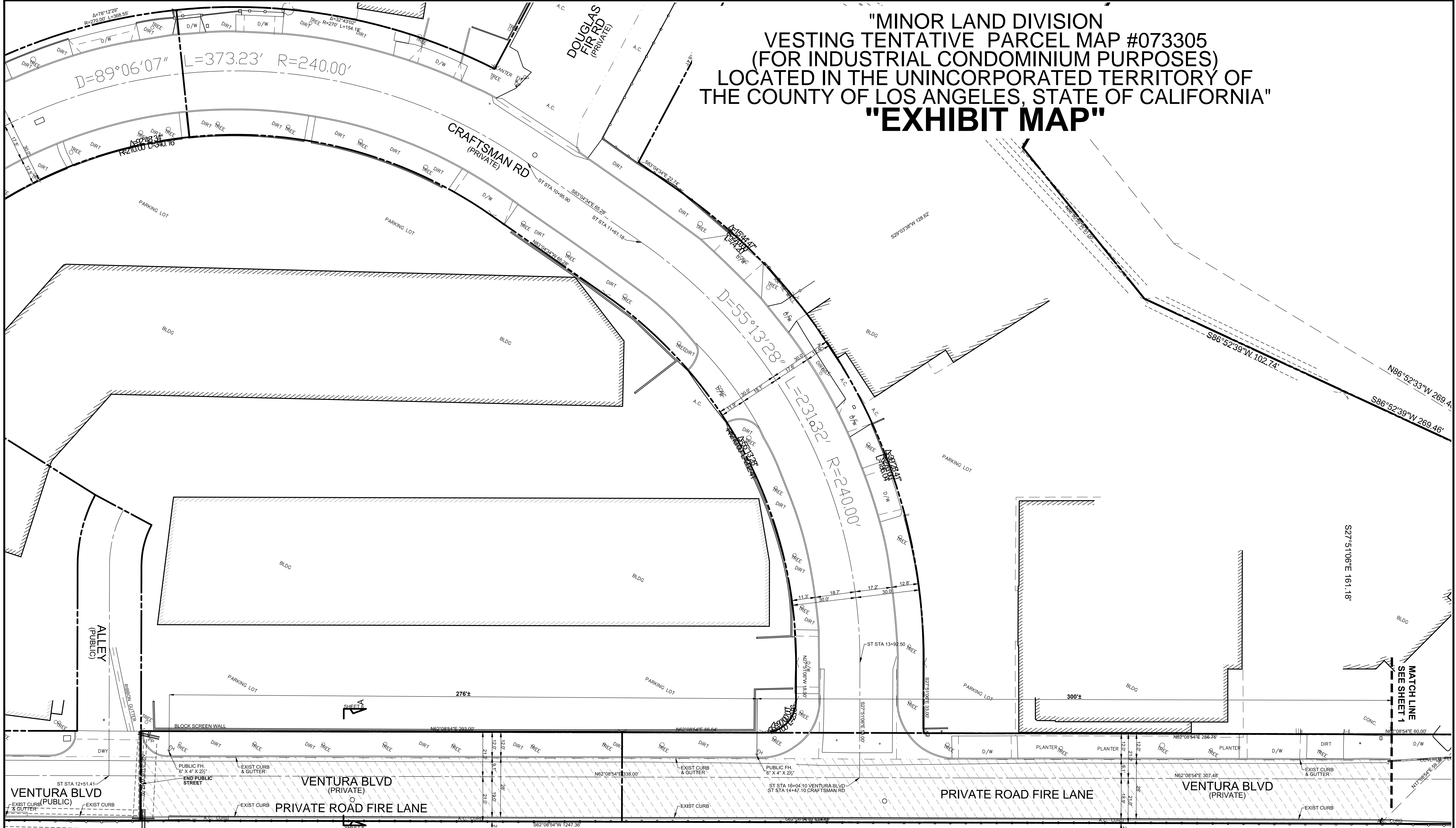
PREPARED BY: ID# Westcord.Calabasas/TentPM
WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
101 HODGEN CAMP RD, SUITE 216, THOUSAND OAKS, CA, 91360
(805) 495-1330 FAX: (805) 446-9125
DONALD G. WAITE DATE

PREPARED FOR:
CALABASAS AUTO PARK, LLC
951 S Westlake Blvd #101,
Westlake Village, CA 91361
PH: (805) 497-4557
ATTN: Mr. Tony Principe

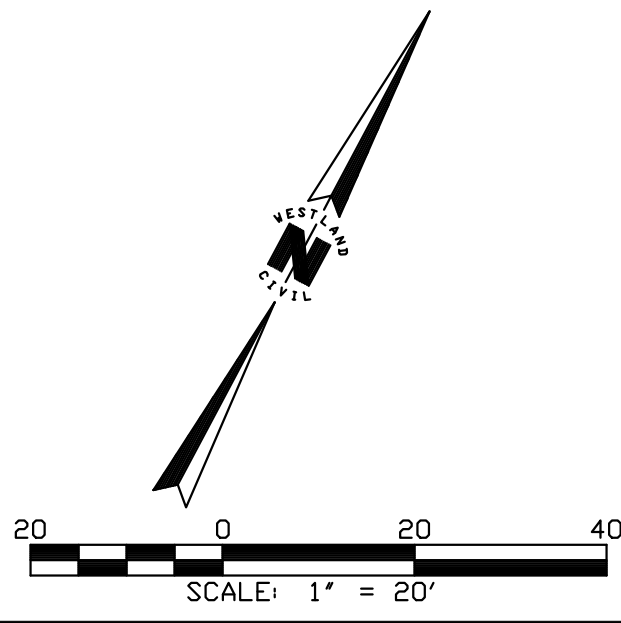
DESIGNED BY: MN
CHECKED BY: DW
DRAWN BY: MN
SHEET NO.
6 of 7



"MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP #073305
(FOR INDUSTRIAL CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
"EXHIBIT MAP"



LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
7/24/24
EXHIBIT MAP PM073305



LEGEND
FIRE DEPT VEHICULAR ACCESS ROAD



PREPARED BY: ID#: Westcord.Calabasas/TentPM
WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
101 HOODEN CAMP RD, SUITE 216, THOUSAND OAKS, CA, 91360
(805) 495-1330 FAX: (805) 446-9125
DONALD G. WAITE
06/04/2024 DATE

**PROP PARCEL 1
SITE GRADING / DRAINAGE
AND FIRE ACCESS PLAN**

PREPARED FOR:
CALABASAS AUTO PARK, LLC
951 S Westlake Blvd #101,
Westlake Village, CA 91361
PH: (805) 497-4557
ATTN: Mr. Tony Principe

DESIGNED BY: MN
CHECKED BY: DW
DRAWN BY: MN
SCALE:
SHEET NO.
7 OF 7



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **73305**
Park Planning Area # **33B**

DRP Map Date: **07/24/2024** SCM Date:
CSD: **SANTA MONICA MOUNTAINS NORTH**
AREA CSD

Report Date: **08/20/2024**
Map Type: **Tentative Map - Parcel**

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

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

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

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

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

This project is exempt from the park obligation requirements because:

Trails:

No Trails

Comments:

Non-residential subdivision

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305

Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: *Loretta Quach*
Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # **73305**
Park Planning Area # **33B**

DRP Map Date: **07/24/2024** SCM Date:
CSD: **SANTA MONICA MOUNTAINS NORTH**
AREA CSD

Report Date: **08/20/2024**
Map Type: **Tentative Map - Parcel**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P)\text{people} \times (0.0030) \text{ Ratio} \times (U)\text{nits} = (X) \text{ acres obligation}$$
$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

Park Planning Area = **33B**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.15	0.0030	0	0.00
M.F. < 5 Units	4.01	0.0030	0	0.00
M.F. >= 5 Units	3.24	0.0030	0	0.00
Mobile Units	2.99	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			0	0.00

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$494,368	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	\$494,368	\$0



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health


5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

August 06, 2024

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Alejandrina Baldwin

FROM: Charlene Contreras 
Director, Community Protection Branch
Department of Public Health

**SUBJECT: LAND DIVISION-TENTATIVE MAP - PARCEL
CASE: RPPL2023004981
PROJECT: PM073305
23823 VENTURA BLVD. CALABASAS CA 91302**

Thank you for the opportunity to review the application and land division request for the subject property. The applicant proposes to subdivide industrial building to create industrial condominium units.

Public Health recommends clearance of the aforementioned project. This is conditioned by the current use of public water and wastewater systems. The applicant provided a Financial Arrangements for water and/ or sewer service from Las Virgenes Municipal Water District dated December 19, 2023. The potable water and wastewater "Will Serve" letter will be required at the Final Map. Any change of methods for the provisions of potable water and sewage disposal shall invalidate this approval.



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- ☐ Public Health **DOES NOT** recommend clearance of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:

1. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

1.1 Noise

- 1.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08. Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise and 12.08.530 Residential Air-Conditioning.

12.08.440 Construction Noise

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

1.2 Air Quality Recommendation

1.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as *Coccidioides*, which can cause Coccidioidomycosis (Valley Fever). Adhere to all applicable rules and regulations including the Air Quality Management District regulations.

For questions regarding above comments, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

Pursuant to the Subdivision Map Act (Government Code Sections 66474 and 66474.02), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

a) The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.

The Project Site is located within the "Commercial" land use category of the Santa Monica Mountains North Area Plan Land Use Policy Map, The Project Site also located in the Malibu Zoned District and is currently zoned M-1. Pursuant to County Code Section 22.22.030, a storage warehouse is a permitted use within M-1 Zone and Consistent with General Plan

b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.

The proposed site is for construction of 31, 683 SQ FT Auto Warehouse and storage facility on a 4.6 acre lot. Nineteen storage spaces will be for sale as Condo Units, along with common area along with 46 Parking Spaces. The Classic Car Storage Development, as proposed, meets M-1 Zone Standards And the proposed development is consistent with General/Santa Monica Mountains North Area Community Standards District ("CSD")

c) The site is physically suitable for the type of development.

The Site is comprised of 4.6 acres. A majority of the development will be on the South Side of Site. The northern 3.3 acres hillside portion of the site (72%) will be dedicated as open space. The building will be split level design, variable setbacks withing hillside and blend with the nature hillside environment. The existing ridge line north of the site will be preserved.

d) The site is physically suitable for the proposed density of development.

Most of the development will be on previous graded area of the lot. A small portion of existing hillside will consist of upper parking lot. The lower parking lot will be constructed over existing L.A. County Box Culvert. The Floor Area Ratio (FAR) is 16% well below 50% allowed per M-1 Zoning. Also, the Emergency Access has been approved by the Fire Department with conditions (see attached).

e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project is on a portion of a vacant parcel and is not subject to Fish and Wildlife Alteration Agreement. Pursuant to approved C.U.P. 201500096. Approximate 3.3 acres will be dedicated to open space. Mitigation Measures will be required to protect biological resources (see attached).

f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.

See C.U.P. Finding #21 (attached)

g) The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by judgement of a court of competent jurisdiction, acquired by the public at large, for access through or use of, property within the proposed subdivision.

There are no Public Access, Easements of Record acquired by the public at large. See Tentative Map and Easement Exhibit. There is a existing L.A. County Flood Control Easement and the developer has a "Over Build Permit" for construction of parking lot over existing reinforced concrete Box Culvert per FCDP 2020000372.

h) For an area located in a state responsibility area or a very high fire hazard severity zone, the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

The California Board of Forestry Fire Protection may review or make recommendations to Conditions of Approval for Building Permits, Tentative Parcel Maps. The project will be constructed per L.A. County Fire Department Conditions of Approved C.U.P. (see attached) and meets or exceeds Article 2 of "State Fire Safe Regulations"

i) For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.

L.A. County has approved the construction of the project under C.U.P. 201500096 and Fire Department issued Permit in Hazardous Fire Area (copy attached) Also there is local L.A. Fire Station withing two (2) miles of the project and will provide fire protection.

The Project is also required to underground all utility connections, which is proposed. While open space dedication is only required for residential developments, approximately 72 percent (3.3 acres) of the Project Site's net area is proposed to be preserved as open space. As prescribed in the Project's MMRP, this would be done via dedication of an open space easement. A wildflower habitat restoration plan is also mandated as part of the MMRP.

CONDITIONAL USE PERMIT FINDINGS

21. The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The facility would not engage in manufacturing or storage of commercial goods. Instead, it would provide personal storage of luxury automobiles, many of which would be driven to the facility under their own power. Therefore, the frequency of truck trips would be much less than another industrial use. Such a facility is not expected to generate excessive noise, waste, or emissions, and it is adjacent to several similar uses, including auto repair, and auto dealership, and a self-storage facility. The northern 3.3 acres of the Project Site (approximately 72 percent of the net area) would be dedicated as open space via a conservation easement. This would ensure compatibility with adjacent single-family residences. The Project would provide adequate on-site parking, and truck trips are anticipated to be infrequent. The Department of Public Works ("DPW") determined that the Project would not generate enough traffic to require a traffic impact analysis. The width of the driveway and design of the entryway gate was also approved for emergency access by the Fire Department. DPW also reviewed and approved hydrology and geotechnical reports prepared by the applicant.
22. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. As proposed, the Project—apart from loading zone requirements—would comply with all applicable development standards for industrial uses in the CSD, including those related to parking, height limits, floor area ratio ("FAR"), design features, and operating in a quiet, nonpolluting manner. While the Project proposes only one Type C loading zone, rather than the two required for this type of use by the County Code, this standard may be modified at part of the CUP process. Such a modification is appropriate for the Project, as the facility would not engage in manufacturing or storage of commercial goods. Instead, it would provide personal storage of luxury automobiles, many of which would be driven to the facility under their own power. Therefore, the frequency of truck trips would be much less than another industrial use of comparable size.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT #: R2015-02355

DATE: 05/18/2018

CASE #: RCUP201500096

PLANNER: Josh Huntington

LOCATION: Ventura Blvd., Calabasas (APN #2049-019-061, 2049-019-033 & 2049-019-34)

REVISED CONDITIONS: Supersedes Fire Dept. Comments Dated 10/21/2016

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". The "Final Fuel Modification Plan" was "approved" by the Fire Department's Fuel Modification Unit on October 7, 2016.
2. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. The fire lane shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance or prior to occupancy.
4. The fire lane shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities. This requirement shall include any elevated crossing such as the proposed box culverts. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT #: R2015-02355

DATE: 05/18/2018

CASE #: RPPL2016002740

PLANNER: Josh Huntington

LOCATION: Ventura Blvd., Calabasas (APN #2049-019-061, 2049-019-033 & 2049-019-34)

-
5. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
 6. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 7. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 8. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 26 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
 9. The proposed project will require the installation additional on-site fire hydrants, which will be determined by the Fire Department with the further review of plans.
 10. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
 11. The required fire flow from the public and private fire hydrant for this development can be up to 2376 gallons per minute at 20 psi for the duration of 2 hours, over and above maximum daily domestic demand.

Reviewed by: Wally Collins

Date: June 14, 2018



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT #: R2015-02355

DATE: 05/18/2018

CASE #: RPPL2016002740

PLANNER: Josh Huntington

LOCATION: Ventura Blvd., Calabasas (APN #2049-019-061, 2049-019-033 & 2049-019-34)

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- a. The fire flow is based on the installation of an NFPA 13 Automation Fire Sprinkler System, and Type V-B construction.
12. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
13. Parking shall be restricted adjacent to the required private fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Adequate signage and/or stripping shall be required prior to occupancy.
14. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
15. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
16. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
17. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.
18. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.



COUNTY OF LOS ANGELES FIRE DEPARTMENT PERMIT

Calabasas Fire Prevention Office
26600 Agoura Road #110
Calabasas, Ca 91302
818-880-0341
Fire-FPCalabasas@fire.lacounty.gov

Permission is hereby granted to the permittee listed below in accordance with the Los Angeles County Fire Code (Title 32) for the following type of condition:

ACTIVITIES IN HAZARDOUS FIRE AREAS

This permit is non-transferable and is granted until revoked or expired. This permit is subject to revocation for proper cause including violation of the Fire Code, related laws or submission of false information. This permit including attached items must be kept on the premises and must be readily available for inspection.

Permittee Name: Tony Principe
Calabasas Auto Park, LLC, 951 S. Westlake Blvd.

Phone: 805-497-4497

Project Address: 23823 Ventura Blvd.

City: Malibu

Zip Code: 91302

Date Issued: 22-Feb-2022

Station: 68

BN: 5

Date Effective: 22-Feb-2022

Date Expired: 22-Feb-2023

Agent Signature: 

Agent Name: Tony Principe

Inspector Signature: Aaron Marks - Fire Captain LACoFD

Inspector Name: **Aaron Marks**

Attach additional information to clearly indicate the scope, conditions and limitations that approval is being granted under this permit. This permit is valid only if the permitted condition remains within the limitations and restrictions shown on the approved attached drawings, plans, photographs, lists, and requirement sheets. **Acceptance of this permit via email constitutes acceptance of all terms and conditions. This permit should be signed and available at the project site. You do NOT have to return this permit with a signature to our office.**

Rev. 12/10

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2018-02355-(3) / PERMIT NO. RCUP 201500096 / ENV NO. 201500162

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
3.1	Air Quality	<p>FUGITIVE DUST & DIESEL EQUIPMENT BEST MANAGEMENT PRACTICES—During and following any grading and construction operations, the permittee shall ensure compliance with the following standards:</p> <ul style="list-style-type: none"> a. Soil stabilizers shall be applied to inactive areas until such time as landscaping and irrigation are installed. b. A high-wind dust control plan shall be prepared and implemented, which shall include termination of soil disturbance when winds exceed 25 miles per hour. This plan shall be approved by the Department of Public Works—Grading and Drainage Division prior to the commencement of grading. c. All stock piles shall be covered with tarps. d. Vehicle speeds over ungraded areas shall be reduced to less than 15 miles per hour. e. All equipment shall have diesel particulate filters ("DPF") installed. f. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for an extended period of time (five minutes or longer), in accordance with the California Air Resources Board ("CARB") Toxic Control Measure. g. Heavy-duty diesel-powered equipment operating at the Project site shall be equipped with diesel oxidation catalysts to the extent that is readily available and cost effective in the South Coast Air Basin. The term "readily available and cost effective" means that equipment is not required to be imported to another air basin, that the procurement of equipment would not cause a delay in construction activities of more than two weeks, and that the cost of equipment use is not more than 20 percent greater than the cost of standard equipment. This condition does not apply to diesel-powered trucks traveling to and from the Project site. h. Off-road diesel-powered construction equipment greater than 50 horsepower shall meet or exceed CARB and United States Environmental Protection Agency ("USEPA") Tier 3 off-road emissions standards for heavy-duty equipment. i. All heavy-duty diesel-powered equipment in use and/or refueled at the Project site shall use the most current grade of ultra-low sulfur diesel ("ULSD") fuel approved by CARB and available in the South Coast Air Basin. j. The permittee shall utilize construction equipment having the lowest appropriate horsepower rating for the intended job. k. All construction equipment shall be properly maintained (including engine tuning) at all times in accordance with manufacturers' specifications and schedules. 	Implementation of BMPs for fugitive dust & diesel equipment	During grading and construction activities	Applicant	DRP
4.1	Biological Resources	<p>BIOLOGICAL MONITOR—Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request.</p>	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	<p>HABITAT RESTORATION PLAN—The applicant shall prepare a habitat restoration plan on a separate landscape sheet, approved by DRP prior to hearing, for removal of non-native plant species, which are located primarily on 0.8 acres near the highest point of the subject property. Restoration will entail physical removal of non-natives (chiefly <i>Hirschfeldia incana</i>) and the sowing of seeds of plant species and wildflowers locally native to the site, including legumes such as <i>Lupinus</i> spp., <i>Acrospora glabra</i>, and <i>Artemisia tridentata</i>. Plant species should also include appropriate fodder for the black-tailed jackrabbit, and chosen plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. Soil within the restoration area shall be treated to remove allelopathic compounds released by <i>H. incana</i> to inhibit the growth of other plants. Treatment shall not include herbicide, and disking shall not be used unless specifically recommended by the biological monitor. The restoration plan shall include provisions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department—whichever comes first.</p>	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	<p>OPEN SPACE EASEMENT DEDICATION—All portions of the project site outside of the Fire Department required irrigated fuel modification area (Zones A and B) shall be designated as an Open Space Conservation Easement Area to be held by the County on behalf of the people of the State of California or another public entity acceptable to the Director of the Department of Regional Planning ("Director"). The easement shall indicate that no development, grazing, or agricultural activities shall occur within the Open Space Conservation Easement Area, with the exception of fuel modification required by the County Fire Department and drainage and polluted runoff control activities required and approved by the County for the permitted development. If approved by the County as an amendment to the CUP or a new CUP, additional allowed uses may include the planting of native vegetation and other restoration activities, construction and maintenance of public hiking trails, construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to the approval of the permit, and confined animal facilities. Prior to final approval, the applicant shall provide evidence of the reclamation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, irrevocable open space conservation easement in favor of the people of the State of California over the Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the open space conservation easement area; and it shall be recorded free of prior liens, including tax liens, and encumbrances. Recordation of said easement on the project site shall be permanent. Prior to final approval, the applicant shall provide evidence of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, irrevocable open space conservation easement in favor of the people of the State of California over the Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the open space conservation easement area; and it shall be recorded free of prior liens, including tax liens, and encumbrances. Recordation of said easement on the project site shall be permanent.</p>	Dedication of open space easement	Prior to final approval	Applicant and subsequent owner(s)	DRP
4.5	Mitigation Compliance	<p>MITIGATION COMPLIANCE—As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.</p>	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	December 4, 2024
PROJECT NUMBER:	PRJ2023-0033407
PERMIT NUMBERS:	Vesting Tentative Parcel Map No. 073305 (RPPL2023004981) Environmental Assessment No. RPPL2024004451
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	23823 Ventura Boulevard, Calabasas
OWNER:	Tony Principe, Calabasas Auto Park LLC
APPLICANT:	Done Waite, Westland Civil, Inc
CASE PLANNER:	Alejandrina Baldwin, Principal Planner abaldwin@planning.lacounty.gov

Los Angeles County (“County”) completed an analysis of Vesting Tentative Parcel Map No. 073305 (RPPL2023004981) (“PM073305”) in comparison with Project No. R2015-02355-(3) (“Calabasas Auto Storage Project”) and concluded that an Addendum to the Calabasas Auto Storage Project’s Mitigated Negative Declaration (“MND”) is the appropriate environmental document. On August 20, 2019, the Los Angeles County Hearing Officer approved Conditional Use Permit No. 2015000096, referred to as the Calabasas Auto Storage Project for the establishment of an auto warehouse storage facility that is two-stories in height with 19 attached auto storage units, 46-parking lot with one loading area, grading and retaining walls.

The Calabasas Auto Storage Project included an Initial Study, a certified Mitigated Negative Declaration (“MND”), and an adopted Mitigation Monitoring and Reporting Program (“MMRP”). After analyzing the PM073305 project with the Calabasas Auto Storage project, Staff determined that there is no need for a subsequent document to be prepared for PM073305 pursuant to CEQA Guidelines Section 15164. The attached MND Addendum analyzes whether there are substantial changes by PM073305 or presents new circumstances under which the project was undertaken, or new information of substantial importance. Areas analyzed include air quality, biological resources, land use planning, transportation, and fire protection/wildfire.

PM073305 proposes to convert the auto warehouse storage facility with 19 auto storage units, that is currently under construction, from rental to individual condominium units. The project site has been graded and retaining walls installed. The use, project site design, parking layout and uses are not revised. PM073305 does not propose substantial changes in respect to the circumstances under which the project was undertaken, there is no new information of substantial importance, it will not have significant effects

not previously discussed and will continue to implement the mitigation measures adopted along with the approval of the Calabasas Auto Storage Project.

Attached: MND Addendum, Initial Study and MMRP

**MND ADDENDUM
CALABASAS AUTO STORAGE PROJECT
PROJECT NO. 2023-003407-(3)
VESTING TENTATIVE PARCEL MAP NO. 073305
ENVIRONMENTAL PLAN NO. 2024004451**

Submitted to:

LOS ANGELES COUNTY PLANNING
Subdivisions Section
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Attn: Alejandrina Baldwin, Principal Planner

Prepared by:

ENVICOM CORPORATION
4165 E. Thousand Oaks Blvd., Suite 290
Westlake Village, CA 91362
Attn: Laura Kaufman, VP, Environmental Services
Reference: Envicom Project #2024-017-01

August 2024

SECTION

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3.0	ADDENDUM ANALYSIS	2
	Project Background	2
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ATTACHMENT

Attachment 1	Approved Mitigation Monitoring and Reporting Program
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1.0 INTRODUCTION

The purpose of this document is to analyze changes proposed under Vesting Tentative Parcel Map 077305 (RPPL2023004981) (“PM073305”) (“modified project”) for the Calabasas Auto Storage use and building located at 23823 Ventura Boulevard, in the unincorporated area of Calabasas. The Calabasas Auto Storage Project (“approved project”) was approved by the Los Angeles County Hearing Officer on August 20, 2019, under Project No. R2015-02355-(3), Conditional Use Permit No. 201500096 and Environmental Assessment No. 201500162 (“approved project”). PM073305 proposes to modify the approved project by converting the 19 rental storage units into 19 for sale condominium units. No new development or alterations to the approved project are proposed within PM073305.

The approved project was previously evaluated in an Initial Study (“IS”) that analyzed potentially significant environmental impacts pursuant to the California Environmental Quality Act (“CEQA”) and CEQA Guidelines, and in conclusion, it determined that a Mitigated Negative Declaration (“MND”), including a Mitigation Monitoring and Report Program (“MMRP”) was the appropriate environmental document. The approved project, was approved, and the MND with MMRP was certified and adopted as Environmental Assessment No. 201500162.

This document analyzes whether the modified project qualifies for an Addendum to the adopted MND and MMRP pursuant to CEQA. As shown in this analysis, the modified project would not result in additional impacts or a substantial increase in the severity of a significant impact, and therefore an Addendum to the MND is the appropriate environmental document for the modified project referred to as PM073305, and no further CEQA analysis is warranted. Further, this document finds that no changes to the MMRP are warranted.

2.0 CEQA BACKGROUND

CEQA Guidelines Section 15164 identifies that an Addendum to a prior MND may be prepared: “if only *minor technical changes* or additions are necessary or *none of the conditions described in Section 15162* calling for the preparation of a subsequent...negative declaration have occurred” (*emphasis added*).

Pursuant to CEQA Guidelines Section 15162, when an Environmental Impact Report (“EIR”), Negative Declaration (“ND”) or MND¹ has been adopted for a project, no subsequent document need be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR or ND was adopted, shows any of the following:

¹ Note: “ND” in the Guidelines here is understood to include MNDs.

-
- (A) The project will have one or more significant effects not discussed in the previous EIR or ND;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.²

This CEQA Section 15164 Addendum is intended to document the minor modification to the project and to support any updates to the Calabasas Auto Storage IS and MND and associated documents.

3.0 ADDENDUM ANALYSIS

PROJECT BACKGROUND

The County of Los Angeles (“County”) previously approved the project, proposed by Calabasas Auto Park LLC, (Applicant), and adopted the MND, pursuant to the CEQA. The approved project would construct a new 31,683 square-foot auto storage warehouse facility on a 4.6-acre flag lot. The approved project would maintain nineteen individually rented storage units, each with between six and 12 cars, as well as common space and utility areas included in the two-story building with a maximum height of 35 feet above grade. A total of 46 parking spaces for visitors and employees would be provided in a surrounding parking lot with a permeable pavement surface. Access to the site would be provided by way of a 230 foot-long, 26 foot-wide paved and gated driveway, which provides access to the private street portion of Ventura Boulevard to the south. This street dead-ends immediately to the east and becomes public approximately 630 feet to the west. A total of 22,000 cubic yards of grading would be required (20,000 cubic yards cut, 2,000 cubic yards fill, 18,000 cubic yards export), as a portion of the project footprint has a slope of more than 25 percent grade. Approximately 3.3 acres of the northern portion of the subject property, which contains a steep hill, would be deed restricted as open space. The project required a hillside management Conditional Use Permit (“CUP”) since the project is located within a hillside management area (“HMA”) and due to the proposal to grade more than 5,000 cubic yards in the Santa Monica Mountains North Area Community Standards District.

The modified project would not change the project location or any aspect of the site plans from the approved project. The extent of the project site, limits of disturbance, and project design characteristics would remain unchanged. The only change would be that the modified project would now establish an individual condominium ownership structure for the storage units, rather than the approved rental structure for the storage units. To achieve this ownership change, the modified project requires preparation and approval of PM073305 for “Individual Condominium” use. As the modified project would have no physical changes compared to the approved project, the change is considered a minor technical change, pursuant to CEQA Guidelines Section 15164, as discussed throughout this analysis. The approved project is currently under construction with rough grading and retaining walls already completed.

² CEQA Guidelines, Sections 15162, Subdivision (a), and 15164; see also Public Resources Code, Section 21166.

APPROVED PROJECT IMPACTS AND MITIGATION MEASURES

The IS, MND and MMRP prepared for the approved project determined that the approved project would have a less than significant effect on the environment with implementation of mitigation measures to address potential Air Quality and Biological Resources impacts, as follows (see **Attachment 1, – Approved Mitigation Monitoring and Reporting Program**, for full text, required action and timing, and responsible parties for actions and monitoring):

- MM 3.1 Fugitive Dust & Diesel Equipment Best Management Practices
- MM 4.1 Biological Monitoring
- MM 4.2 Habitat Restoration Plan
- MM 4.3 Open Space Easement Dedication

As specified in the MMRP, “the applicant and subsequent owner(s) are responsible for submitting compliance report [sic] to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account, if necessary, until such mitigation measures have been implemented and completed.” The modified project would not modify mitigation requirements findings from the approved project. The County has determined that MM 3.1 through MM 4.2 have been cleared.

MODIFIED PROJECT ANALYSIS

Modified Project Changes to the Environment

The CEQA question at hand is whether the requested modifications to the approved plans change the potential environmental impacts of the project, i.e., whether the modified project is substantially the same as the approved project with regard to its lack of environmental impacts. As stated earlier, the project location, extent of the project site, limits of disturbance, and project design and all other characteristics of the project would remain unchanged, except for the ownership type, which would change from rental of storage units to condominium ownership of storage units.

Thus, the status of the parcel itself and the proposed structures remain unchanged, and the modified project will be subject to the same conditions, mitigation measures, and building code requirements as the approved project. Further, the project location, extent of the project site and limits of disturbance, and project design characteristics would remain unchanged.

Modified Project Issues Analysis

Issue Areas Not Requiring Further Discussion

The modified project is in the same location and includes same type of use and physical design as the approved project. Thus, there would be no change to the physical location-related impacts, grading or depth of excavation, construction or operational characteristics, or to the visual appearance of the project. Thus, there would be no additional impacts or substantially more severe impacts to: Aesthetics, Agricultural and Forestry Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, or Sheriff Protection. Neither the proposed or modified project would have a residential population, and both would have a similar number of employees. Thus, there would be no additional or substantially more severe impacts regarding Population and Housing, Parks and Recreational Facilities, Libraries or Schools. As the modified project would have the same gross building area as the approved project, as well as for the reasons stated earlier in this paragraph, there would be no additional or substantially more severe impacts related to Energy, Greenhouse Gas, and Utilities and Service Systems.

Although analysis of the remaining issues for the modified and approved project would be similarly unchanged for the above reasons, the following provides a more detailed discussion of the key project issues.

Air Quality

The approved project had an approximate export of 18,000 cubic yards for the 31,683 square-foot auto storage warehouse facility. While the haul route would exclusively pass commercial or industrial uses, the generation of fugitive dust and diesel emissions from haul trips were determined to have a potential significant impact to those living and working with 1,000 feet. MM 3.1 for best management practices of fugitive dust and diesel equipment were required by the IS and MND. The project is already under construction, and rough grading and construction of project retaining walls have already been completed, adhering to the required MM 3.1. The modified project would not change grading plans and the project has already complied with approved mitigation, so there would be no additional impact by the modified project.

Biological Resources

In April 2019, a County biologist visited the project site and observed native grassland and wildflowers, as well as sandstone rock outcrops and non-native tree clusters. Approximately three acres of sloped hillside was reported to be densely covered in native annual wildflowers with dominance as follows: distant phacelia (*Phacelia distans*) (~2.7 acres), Arroyo Lupine (*Lupinus succulentus*) (~0.3 acres), and common fiddleneck (*Amsinckia intermedia*) (~0.2 acres). Approximately 0.8 acres of invasive grasses, chiefly shortpod mustard (*Hirschfeldia incana*), was found established at the top of the ridgeline. Native grassland and wildflower habitat, especially in the density observed, was found to be relatively rare, as invasive grasses have largely colonized the Santa Monica Mountains area. As a result, the IS and MND required mitigation measures (shown in Attachment 1) to preserve and restore a larger area of similar habitat in this corridor, which would reduce the level of impact for the approved project to less than significant. The modified project would not result in additional impacts beyond those previously identified.

The project is already under construction and has completed rough grading and construction of the project retaining walls. While the modified project does not create additional impacts, considering the current stage of project development, the following mitigation measure is still to be completed:

- The applicant must complete the County-approved Open Space Easement Dedication, compliant with MM 4.3. Implementation of this measure is currently underway. The applicant is currently waiting to receive the signed Certificate of Acceptance for the dedication. Once received, the applicant will provide evidence to County Planning of the recorded easement which would satisfy MM 4.3.

Since the modified project would not create additional or more severe impacts, no additional mitigation would be required and the modified project would remain less than significant after mitigation.

Land Use and Planning

The modified project would change the project from an auto storage warehouse rental facility to an auto storage warehouse under an industrial condominium structure. Only the ownership type would change. The project site is zoned as Light Manufacturing (M-1) which permits use of self-storage and warehouse facilities. However, due to establishing an industrial condominium ownership structure for the modified project, the project requires preparation and approval of PM073305 for "Industrial Condominium use." Since there are no physical changes proposed by the modified project, and the existing zoning designation

would remain, the project would maintain a less than significant impact and no additional mitigation would be required.

Transportation

The approved project is an auto storage warehouse available for rent. The transportation/traffic impacts of the approved project were reviewed and cleared by the Los Angeles County Department of Public Works (DPW) and was determined to not significantly affect any intersections or routes monitored by the County's Congestion Management Program. The modified project would still construct and operate an auto storage warehouse that would establish an industrial condominium ownership structure. The County DPW determined a trip generation study is not required for the modified project.³ As such, no additional impacts would occur for the modified project.

Fire Protection / Wildfire and other Issues

Although Wildfire was not a separate topic in the Initial Study Checklist at the time of the prior MND, the issue was well known at the time, and the MND addressed fire concerns under Public Services – Fire Protection as well as under Hazards and Hazardous Materials, finding no significant project impacts. Pursuant to case law,⁴ wildfire thus would not require further analysis, since the issue was known and addressed at the time. The MND stated that the project was located in a Very High Fire Hazard Severity Zone, which is no longer the case based on current CalFire mapping.⁵ As stated in the IS and MND, given the proximity to Los Angeles Fire Station #68 and the project's compliance with Los Angeles County Fire Department requirements for access, fire flow, fuel modification, and construction standards, the project would result in a less than significant impact with regard to fire and wildfire concerns. Further, the modified project's only change from the prior project is the method of ownership; all other construction and building requirements would be the same. No additional impacts would occur.

CONCLUSION

It is the finding that the previous environmental documents, the IS, MND, and MMRP for Calabasas Auto Storage Project No. R2015-02355-(3), Conditional Use Permit No. 201500096 and Environmental Assessment No. 201500162, amended by this CEQA Section 15164 Addendum, may be used to fulfill the environmental review requirements of the modified project. None of the impacts previously found to be insignificant would be found significant, and none of the significant impacts of the project would be more severe. Taken together, the original IS, MND, MMRP and this Addendum fulfill the environmental review requirements of the modified project. As the modified project meets the conditions for the application of the CEQA Guidelines Section 15164, preparation of a new EIR or MND is not necessary.

Attachment:

- Attachment 1 – Approved Mitigation Monitoring and Reporting Program

³ Gima, Nathan, Senior Civil Engineering Assistant, Los Angeles County Public Works, Email Correspondence with Westland Civil, Inc., March 27, 2024.

⁴ *Citizens Against Airport Pollution v. City of San Jose* (July 2, 2014) 227 Cal. App. 4th 788.

⁵ CalFire, Fire Hazard Severity Zone Mapping, Accessed July 29, 2024 at: <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>.

ATTACHMENT 1

Approved Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2015-02355-(3) / PERMIT NO. RCUP 201500096 / ENV NO. RENV 201500162

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
3.1	Air Quality	FUGITIVE DUST & DIESEL EQUIPMENT BEST MANAGEMENT PRACTICES --During and following any grading and construction operations, the permittee shall ensure compliance with the following standards: a. Soil stabilizers shall be applied to inactive areas until such time as landscaping and irrigation are installed. b. A high-wind dust control plan shall be prepared and implemented, which shall include termination of soil disturbance when winds exceed 25 miles per hour. This plan shall be approved by the Department of Public Works--Grading and Drainage Division prior to the commencement of grading. c. All stock piles shall be covered with tarps. d. Vehicle speeds over unpaved areas shall be reduced to less than 15 miles per hour. e. All equipment shall have diesel particulate filters ("DPF") installed. f. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for an extended period of time (five minutes or longer), in accordance with the California Air Resources Board ("CARB") Toxic Control Measure. g. Heavy-duty diesel-powered equipment operating at the Project site shall be equipped with diesel oxidation catalysts to the extent that is readily available and cost effective in the South Coast Air Basin. The term "readily available and cost effective" means that equipment is not required to be imported to another air basin, that the procurement of equipment would not cause a delay in construction activities of more than two weeks, and that the cost of equipment use is not more than 20 percent greater than the cost of standard equipment. This condition does not apply to diesel-powered trucks traveling to and from the Project site. h. Off-road diesel-powered construction equipment greater than 50 horsepower shall meet or exceed CARB and United States Environmental Protection Agency ("USEPA") Tier 3 off-road emissions standards for heavy-duty equipment. i. All heavy-duty diesel-powered equipment in use and/or refueled at the Project site shall use the most current grade of ultra-low sulfur diesel ("USLD") fuel approved by CARB and available in the South Coast Air Basin. j. The permittee shall utilize construction equipment having the lowest appropriate horsepower rating for the intended job. k. All construction equipment shall be properly maintained (including engine tuning) at all times in accordance with manufacturers' specifications and schedules.	Implementation of BMPs for fugitive dust & diesel equipment	During grading and construction activities	Applicant	DRP
4.1	Biological Resources	BIOLOGICAL MONITOR --Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request	Retain qualified biological monitor and maintain daily monitoring reports	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.2	Biological Resources	HABITAT RESTORATION PLAN --The applicant shall prepare a habitat restoration plan on a separate landscape sheet, approved by DRP prior to hearing, for removal of non-native plant species, which are located primarily on 0.8 acres near the highest point of the subject property. Restoration will entail physical removal of non-natives (chiefly <i>Hirschfeldia incana</i>) and the sowing of seeds of plant species and wildflowers locally native to the site, including legumes such as <i>Lupinus</i> spp., <i>Acmispon glaber</i> , and <i>Acmispon strigosus</i> . Plant species should also include appropriate fodder for the black-tailed jackrabbit, and chosen plant species within fuel modification Zone "C" shall require minimal mowing to achieve Fire Department approval. Soil within the restoration area shall be treated to remove alleolopathic compounds released by <i>H. incana</i> to inhibit the growth of other plants. Treatment shall not include herbicide, and disking shall not be used unless specifically recommended by the biological monitor. The restoration plan shall include provisions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department--whichever comes first.	Submittal, approval, and implementation of Habitat Restoration Plan	Prior to issuance of grading permit and during construction & fuel modification	Applicant	DRP
4.3	Biological Resources	OPEN SPACE EASEMENT DEDICATION --All portions of the project site outside of the Fire Department required irrigated fuel modification area (Zones A and B) shall be designated as an Open Space Conservation Easement Area to be held by the County on behalf of the people of the State of California or another public entity acceptable to the Director of the Department of Regional Planning ("Director"). The easement shall indicate that no development, grazing, or agricultural activities shall occur within the Open Space Conservation Easement Area, with the exception of fuel modification required by the County Fire Department and drainage and polluted runoff control activities required and approved by the County for the permitted development. If approved by the County as an amendment to the CUP or a new CUP, additional allowed uses may include the planting of native vegetation and other restoration activities, construction and maintenance of public hiking trails, construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to the approval of the permit, and confined animal facilities. Prior to final approval, the applicant shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, irrevocable open space conservation easement in favor of the people of the State of California over the Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the open space conservation easement area; and it shall be recorded free of prior liens, including tax liens, and encumbrances. Recordation of said easement on the project site shall be permanent. Prior to final approval, the applicant shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, irrevocable open space conservation easement in favor of the people of the State of California over the Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the open space conservation easement area; and it shall be recorded free of prior liens, including tax liens, and encumbrances. Recordation of said easement on the project site shall be permanent.	Dedication of open space easement	Prior to final approval	Applicant and subsequent owner(s)	DRP
19	Mitigation Compliance	MITIGATION COMPLIANCE --As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Calabasas Auto Storage—Project No. R2015-02355-(3): Conditional Use Permit No. 201500096; Environmental Assessment No. 201500162

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Tyler Montgomery, (818) 878-1861

Project sponsor's name and address: Calabasas Auto Park LLC, 951 Westlake Blvd. #101, Westlake Village, CA 91361

Project location: 23823 Ventura Boulevard, Calabasas, Santa Monica Mountains North Area, unincorporated Los Angeles County
APNs: 2049-019-061; 2049-019-033; 2049-019-034 *USGS Quad:* Calabasas

Gross Acreage: 6.7 acres (4.6 net acres)

General plan designation: N/A

Community/Area wide Plan designation: C (Commercial)

Zoning: M-1 (Light Manufacturing)

Description of project: The applicant proposes the construction of a new 31,683-square-foot auto warehouse and storage facility on a 4.6-acre flag lot. Nineteen individually rented storage units, each holding between six and 12 cars, as well as common space and utility areas would be included in a two-story building with a maximum height of 35 feet above grade. A total of 46 parking spaces for visitors and employees would be provided in a surrounding parking lot of permeable pavement. The site would be accessed through by a 230-foot-long, 26-foot-wide paved and gated driveway, which provides access to Ventura Boulevard, a private street to the south. This street dead-ends immediately to the east and becomes public approximately 630 feet to the west. A total of 22,000 cubic yards of grading is proposed (20,000 cubic yards cut, 2,000 cubic yards fill, 18,000 cubic yards export), as a portion of the project footprint has a slope of more than 25% grade. Approximately 3.3 acres of the northern portion of the subject property, which contains a steep hill, would be deed restricted as open space. The project requires a hillside management conditional use permit ("CUP") due to the proposal to grade more than 5,000 cubic yards in the Santa Monica Mountains North Area Community Standards District ("CSD") and the fact that the project is proposed within a hillside management area ("HMA").

Surrounding land uses and setting: The project site is located on 4.6-acre undeveloped flag lot. A steeply sloping hill with grades of more than 50% is located on the northern 4 acres of the subject property, with an elevation (1,150 feet) approximately 200 feet above the level southern portion. The level portion of the property contains a USFWS-mapped stream, running across the property from west to east, although the entirety of its through the property course appears to flow in an underground culvert. The property is

vegetated entirely by grasses. A 130-foot-long, partially paved driveway accesses a private street approximately 130 feet to the south. The subject property is surrounded by commercial and light industrial uses to the south, east, and west, including auto repair, self-storage, light manufacturing, and a veterinary clinic. Single-family residences are located 300 feet to the east, while open space and single-family residences are located to the north. The Ventura (101) Freeway is located approximately 300 feet to the south.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>Dept. of Public Works</u>	<u>Building & grading permits</u>
<u>Army Corps of Engineers</u>	<u>Development in Waters of the United States</u>
<u>California Dept. of Fish & Wildlife</u>	<u>Streambed alteration agreement</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>2017-006789 /</u>	<u>Approved 01/24/2018 for a 91,000-square-foot self-storage facility with 7,592</u>
<u>RPPL2017010180</u>	<u>cubic yards of grading at 5050 Old Scandia Lane.</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Reviewing Agencies:

Responsible Agencies

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

Trustee Agencies

- ☐ None
☒ State Dept. of Fish and
Wildlife
☐ State Dept. of Parks and
Recreation
☐ State Lands Commission
☐ University of California
(Natural Land and Water
Reserves System)

Special Reviewing Agencies

- ☐ None
☒ Santa Monica Mountains
Conservancy
☒ National Parks
☐ National Forest
☐ Edwards Air Force Base
☒ Resource Conservation
District of Santa Monica
Mountains Area
☐ Other

County Reviewing Agencies

- ☒ DPW:
- Land Development
Division (Grading &
Drainage)
- Geotechnical & Materials
Engineering Division
- Watershed Management
Division (NPDES)

Regional Significance

- ☒ None
☐ SCAG Criteria
☐ Air Quality
☐ Water Resources
☐ Santa Monica Mtns. Area
☐ Other

- ☒ Fire Department
- Forestry, Environmental
Division
- Planning Division
- Land Development Unit
☐ Sanitation District
☒ Public Health/Environmental
Health Division: Land Use
Program (OWTS)
☐ Sheriff Department
☒ Parks and Recreation
☐ Subdivision Committee
☐ Other

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by)

Date

8-8-19

Signature (Approved by)

Date

8/8/2019

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Have a substantial adverse effect on a scenic vista? ☐ ☐ ☒ ☐

The proposed auto storage warehouse would be located approximately 180 feet south of a designated significant ridgeline, which runs along the crest of a hill on the northern portion of the property. However, the development itself is more than 150 lower in elevation and would not encroach upon it. Similar industrial and commercial uses are located to the south, west, and east. Therefore, the impact of the project would be less than significant.

b) Be visible from or obstruct views from a multi-use (equestrian, hiking, and biking) trail? ☐ ☐ ☒ ☐

There are no multi-use trails in the vicinity from which the proposed project would be substantially visible.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☒ ☐

The proposed project would not damage or remove any trees, rock outcroppings, or historic buildings.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features? ☐ ☐ ☒ ☐

The proposed project would be similar in height, bulk, and scale to other industrial and commercial facilities to the south, east, and west. In addition, the significant ridgeline to the north is located more than 150 feet higher in elevation and would be preserved as open space. Therefore, the impact would be less than significant.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐

The proposed project is 35-foot-high warehouse with an earth tone color scheme and is not expected to create substantial light, shadows, or glare.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (Caltrans). According to Caltrans, “[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California’s natural beauty and to protect the social and economic values provided by the State’s scenic resources” (State of California Department of Transportation, California

Scenic Highway Program, website: <http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm>, accessed July 26, 2018). While there are numerous designated Scenic Highways across the state, the following have been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kanan Dume Road and from west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. These “Significant Ridgelines” (“Major Ridgelines” on Santa Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program, or Community Standards District.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, the Santa Clarita Valley, and the Santa Monica Mountains designated by the General Plan or applicable Area/Community Plan and Local Coastal Program.

The proposed warehouse would meet all design requirements of the Zoning Ordinance and is surrounded by facilities that are substantially similar in use and design. While a significant ridgeline is located on the northern portion of the property, the development would be more than 150 feet lower in elevation, and the 3.3 acres surrounding this resource would be preserved as open space. As a result, the aesthetic impact is less than significant from a CEQA perspective.

2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project would not convert farmland to non-agricultural use.</u>				
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project site is not located in a designated agricultural zone or other designated agricultural area. There is no Williamson Act contract for this area.</u>				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project site is not zoned as forest land or timberland.</u>				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The project would not remove or convert forest land.</u>				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>The proposed project would not result in changes to the environment that would result in the elimination of agricultural land or forest land. The proposed project is the construction of an auto storage warehouse on an industrially zoned property.</u>				

3. AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project would conform to the land use requirements of the Santa Monica Mountains North Area Plan, as the proposed project is a commercial/light industrial use within the “Commercial” land use category. As a result, any potential emissions from the project are accounted for in the South Coast AQMP and are unlikely to have a significant impact.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would conform to the land use requirements of the Santa Monica Mountains North Area Plan, as the proposed project is a commercial/light industrial use within the “Commercial” land use category. As a result, any potential emissions from the project are accounted for in the South Coast AQMP and are unlikely to have a significant impact. The proposed project is not of a large enough scale to otherwise have a significant effect on existing air quality standards.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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“Non-attainment” describes any region that does not meet (or that contributes to ambient air quality in a nearby area that does not meet) the national primary or secondary ambient air quality standard for a specific pollutant. In Los Angeles County, the levels of ozone, particulate matter, and carbon monoxide continually exceed the Federal and California Ambient Air Quality Standards and the County is considered in “Non-Attainment” for these pollutants.

The proposed project would conform to the land use requirements of the Santa Monica Mountains North Area Plan, as the proposed project is a commercial/light industrial use within the “Commercial” land use category. As a result, any potential emissions from the project are accounted for in the South Coast AQMP and are unlikely to have a significant impact. The proposed project is not of a large enough scale to otherwise have a significant effect on existing air quality standards.

d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed auto storage warehouse would not expose sensitive receptors to substantial pollutant concentrations. The project site is located in an industrial area approximately 150 feet from a freeway. While

there is a residential area located less than 1/4 mile to the east, the proposed project would not generate more than 40 diesel truck trips per day. Therefore, a health risk assessment (HRA) is not required for review by the Department of Public Health, per Mitigation Measure AQ-2 of the Los Angeles County 2015 General Plan.

e) Create objectionable odors affecting a substantial number of people?

☐☐☒☐

The construction of an auto storage warehouse would not create objectionable odors affecting a substantial number of people. Any odors created would be from auto exhaust and would be less than significant within the existing industrially zoned area.

4. BIOLOGICAL RESOURCES

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

☐☒☐☐

A County biologist visited the site in April 2019. She observed approximately three acres of native grassland and wildflowers, as well as rock outcrops and non-native tree clusters. Approximately 0.8 acres of invasive grasses, chiefly shortpod mustard (*Hirschfeldia incana*), have established themselves at the top of the ridgeline. Native grassland and wildflower habitat, especially in the density observed, is relatively rare, as invasive grasses have largely colonized the Santa Monica Mountains area. No observations were made during crepuscular times or at night. While none of the following sensitive species were observed, the following species have the potential to occur in such habitat:

Aglaothorax longipennis, *Bombus crotchii*, *Socalchemmis gertschi*, *Trimerotropis occidentiloides*, *Taricha torosa*, *Aspidoscelis tigris stejnegeri*, *Coleonyx variegatus abbotti*, *Diadophis punctatus modestus*, *Lampropeltis zonata*, *Phrynosoma blainvillii*, *Salvadora hexalepis virgulata*, *Accipiter cooperii*, *Aimophila ruficeps canescens*, *Ammodramus savannarum*, *Artemisiospiza belli belli*, *Athene cunicularia*, *Circus hudsonius*, *Dendroica petechia brewsteri*, *Eremophila lapestris actia*, *Falco columbarius*, *Poliophtila californica californica*, *Selasphorus rufus*, *Selasphorus sasin*, *Setophaga petechia*, *Spizella breweri*, *Antrozous pallidus*, *Lasiurus cinereus*, *Lasiurus blossevillii*, *Macrotus californicus*, *Myotis yumanensis*, *Neotoma lepida intermedia*, *Taxidea taxus*, *Baccharis malibuensis*, *Baccharis plummerae ssp. plummerae*, *Calandrinia breveri*, *Calochortus catalinae*, *Calochortus plummerae*, *Calystegia peirsonii*, *Camissoniopsis levisii*, *Centromadia parryi ssp. australis*, *Chorizanthe parryi var. Fernandina*, *Chorizanthe parryi var. parryi*, *Convolvulus simulans*, *Delphinium parryi ssp. purpureum*, *Dichondra occidentalis*, *Harpagonella palmeri*, *Navarretia ojaiensis*.

As a result, mitigation measures are required to preserve and restore a larger area of similar habitat in this corridor, which will reduce the level of impact for this project to less than significant. Recommendations are included under "Evaluation of Environmental Impacts" that will reduce the potential for the project to affect sensitive species.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

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The project site consists of approximately 0.8 acres of hilltop covered chiefly with invasive shortpod mustard (*Hirschfeldia incana*) and a sandstone rock outcrop. Approximately three acres of sloped hillside is densely covered in native annual wildflowers with dominance as follows: *Phacelia distans* (~2.7 acres), *Lupinus succulentus* (~0.3 acres), and *Amsinckia intermedia* (~0.2 acres). The occurrence of each dominant annual had 100% absolute cover, with no non-natives or soil exposed. The 100% absolute cover is probably due to unusually high rainfall this year of observation, but nevertheless, the wildflower field is unusual and rare at that level of nativity and density and especially in the area of the Calabasas urban-rural interface. The native area was mowed in April before maturation of most seeds, although it is likely that the seed bank will perpetuate the annuals on the property.

Due to the removal of this relatively rare natural community, mitigation measures are required to ensure that the environmental impact of the project is less than significant. Recommended mitigation measures are included in the “Evaluation of Environmental Impacts” section below. They include restoration of the 0.8 acres of invasive mustard with native plant species, delaying fuel modification and/or mowing activities until most seeds of native plants have matured, dedication of the undeveloped portion of the subject property by conservation easement to an agency experienced in natural land management. This would result in a mitigation ratio of 2:1 for the area of native wildflower habitat to be affected, as approximately 0.4 acres of said habitat is currently located outside of the fuel modification zones for neighboring properties.

The suggested alliance is described as follows:

Amsinckia menziesii, *A.tessellata*, *A.vernicosa*, *Phacelia ciliata*, *P.distans* and/or *P.tanacetifolia* is/are dominant or seasonally characteristic in the herbaceous layer typically with greater than 10% relative cover (Buck-Diaz and Evens 2011, Buck-Diaz et al. 2011, 2012, 2013, Evens et al.2014). Herbaceous areas (stands) are considered native with relative cover as low as 10% natives. [https://www.wildlife.ca.gov/Data/VegCAMP/Natural – Communities: Grasslands and Flower Fields].

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

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Current U.S. Fish & Wildlife Service (USFWS) maps delineate a wetland on the southern portion of the project site. This appears to refer to a stream that was diverted to an underground culvert more than 10 years ago. The Army Corps of Engineers (ACOE) has provided an Approved Jurisdictional Delineation stating that the stream is no longer a wetland or water within the jurisdiction of ACOE. The Department of Public Works must review and approve a drainage concept and erosion control plan prior to issuing grading or building permits, ensuring that indirect impacts to waterways would be minimal.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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The National Park Service, CDFW, and the Santa Monica Mountains Conservancy have expressed concerns about the adverse effects of urbanization on wildlife, particularly the fragmentation of habitat areas, which prevents the freedom of movement that species need. Preservation of linkages between large blocks of core habitat is of the utmost importance in the Santa Monica Mountains and preservation through linkages is a major concern. In general, a linkage is a feature that connects at least two blocks of habitat. The assumed function of a linkage is to facilitate dispersal of individuals between blocks of habitat, allowing for long-term genetic interchange and for re-colonization of blocks of habitat from which populations have been locally extirpated.

The hills of the Calabasas area along Highway 101 in the project vicinity are discontinuously natural. They form a stepping stone-like wildlife corridor between Crummer Canyon of the Sierra Madre – Santa Monica Mountains Linkage (South Coast Wildlands) and the greater natural areas of the Santa Monica Mountains to the southeast across the highway. This project will fill in a gap in development on one of the natural islands and remove some of the natural habitat of that island. As a result, mitigation measures are required to preserve and restore a larger area of similar habitat in this corridor, which will reduce the level of impact for this project to less than significant.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshua trees, southern California black walnut, etc.)?

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There are no oak trees of 5-in. diameter or other unique native trees identified on the project site.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 10)?

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The subject parcel is not a designated wildflower reserve area. The parcel has no oaks. The parcel is not in a designated Significant Ecological Area, and it is not designated a Sensitive Environmental Resource Area, as it is not in the Santa Monica Mountains Coastal Zone.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

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The project site is not part of an adopted habitat conservation plan.

EVALUATION OF ENVIRONMENTAL IMPACTS:

This section includes recommendations, avoidance strategies, and mitigation measures that if included as part of the proposed project, will avoid and/or reduce the potential for unnecessary adverse effects upon biological resources.

1. BIOLOGICAL MONITOR

Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of DRP. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead

biological monitor shall ensure that all surveys are conducted by qualified personnel and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that the approved habitat restoration plan is implemented as required, and shall make monitoring reports available to DRP and CDFW at their request.

2. REMOVAL OF NON-NATIVE PLANT SPECIES AND HABITAT RESTORATION

The applicant shall prepare a habitat restoration plan on a separate landscape sheet, approved by DRP prior to hearing, for removal of non-native plant species, which are located primarily on 0.8 acres near the highest point of the subject property. Restoration will entail physical removal of non-natives (chiefly *Hirschfeldia incana*) and the sowing of seeds of plant species and wildflowers locally native to the site, including legumes such as *Lupinus* spp., *Acmispon glaber*, and *Acmispon strigosus*. Plant species should also include appropriate fodder for the black-tailed jackrabbit, and chosen plant species within fuel modification Zone “C” shall require minimal mowing to achieve Fire Department approval. Soil within the restoration area shall be treated to remove allelopathic compounds released by *H. incana* to inhibit the growth of other plants. Treatment shall not include herbicide, and disking shall not be used unless specifically recommended by the biological monitor. The restoration plan shall include provisions for delaying fuel modification and/or mowing activities until most seeds of native plants have matured, or the last day permitted by the Los Angeles County Fire Department—whichever comes first.

2. OPEN SPACE EASEMENT DEDICATION

All portions of the project site outside of the Fire Department required irrigated fuel modification area (Zones A and B) shall be designated as an Open Space Conservation Easement Area to be held by the County on behalf of the people of the State of California or another public entity acceptable to the Director of the Department of Regional Planning (“Director”). The easement shall indicate that no development, grazing, or agricultural activities shall occur within the Open Space Conservation Easement Area, with the exception of fuel modification required by the County Fire Department and drainage and polluted runoff control activities required and approved by the County for the permitted development. If approved by the County as an amendment to the CUP or a new CUP, additional allowed uses may include the planting of native vegetation and other restoration activities, construction and maintenance of public hiking trails, construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to the approval of the permit, and confined animal facilities.

Prior to final approval, the applicant shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, irrevocable open space conservation easement in favor of the people of the State of California over the Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the open space conservation easement area; and it shall be recorded free of prior liens, including tax liens, and encumbrances. Recordation of said easement on the project site shall be permanent. Prior to final approval, the applicant shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, irrevocable open space conservation easement in favor of the people of the State of California over the Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes and bounds legal description and graphic depiction, prepared by a licensed surveyor, of the open space conservation

easement area; and it shall be recorded free of prior liens, including tax liens, and encumbrances. Recordation of said easement on the project site shall be permanent.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site does not contain historical resources as defined in CEQA Guidelines §15064.5 and there is no record of national or state-designated historical resources on the project.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site does not contain known archaeological resources as defined in CEQA Guidelines §15064.5.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site does not contain known paleontological resources, and will not excavate near unique geologic features or rock formations. Therefore, the impact would be less than significant.

d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project site does not contain known human remains.

If archeological resources or human remains are discovered as a result of site disturbance, a mitigation measure will be incorporated to ensure that the permittee shall suspend construction in the vicinity of cultural resource or human remains encountered during ground-disturbing activities at the site, and leave the resource or human remains in place until a qualified archaeologist can examine and determine appropriate measures.

e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in CEQA Public Resources Code § 21074?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project site does not contain known tribal cultural resources. Excavation will consist of approximately 20,000 cubic yards of earth. The San Gabriel Band of Mission Indians (Gabrieleno Tongva) tribe will be notified of the project pursuant to the requirements of AB 52.

If archeological resources or human remains are discovered as a result of site disturbance, a mitigation measure will be incorporated to ensure that the permittee shall suspend construction in the vicinity of cultural resource or human remains encountered during ground-disturbing activities at the site, and leave the resource or human remains in place until a qualified archaeologist can examine and determine appropriate measures.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project would be required to comply with the Los Angeles County Green Building Standards Code (Title 31) and CALGreen standards.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports. The environmental determination for this project is a mitigated negative declaration.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).</u>				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The project site is located 10 miles to the northwest of the nearest recorded fault trace. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).</u>				
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>The project site is not located within a designated soil liquefaction area (Source: California Geological Survey).</u>				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Part of the project site are located within a designated landslide area (Source: California Geological Survey). Thus, the Department of Public Works will require the submittal and clearance of a geotechnical report and require specified construction techniques for development to occur on the site. No construction shall occur on the site without the review and clearance of said department. Therefore, the resulting impact would be less than significant.</u>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project would result in 22,000 cubic yards of grading. This grading would be required to comply with DPW's best practices manual for erosion control and drainage. Therefore, it is not anticipated that the project will result in substantial soil erosion or the loss of topsoil.

Any development resulting from the project would be subject to the County's Low Impact Development (LID) Ordinance, which requires for the management of storm runoff to lessen the potential amounts of erosion activities resulting from storm water. In addition, the Regional Water Quality Control Board would require new development to obtain a Municipal Storm Water National Pollutant Discharge Elimination System ("NPDES") Permit, which requires the incorporation of storm water mitigation measures. As such, the permit would reduce the quantity and improve the quality of rainfall runoff that leaves the site

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

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The project site is not located near a fault trace or a liquefaction zone. Part of the project site are located within a designated landslide area (Source: California Geological Survey). Thus, the Department of Public Works will require the submittal and clearance of a geotechnical report and require specified construction techniques for development to occur on the site. No construction shall occur on the site without the review and clearance of said department. Therefore, the resulting impact would be less than significant

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

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The project site is not located on soil identified as expansive. The proposed structures would be required to comply with the Los Angeles County building codes, which include construction and engineering standards, as well as any recommendations developed in tandem with a soils or geology report.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

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An onsite wastewater treatment system (OWTS) is not proposed, as the project would connect to the public sewer.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217) or hillside design standards in the County General Plan Conservation and Natural Resources Element?

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The project would not conflict with the Hillside Management Area Ordinance, as the applicant has applied for a Hillside Management CUP.

8. GREENHOUSE GAS EMISSIONS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would be consistent with the Santa Monica Mountains North Area Plan, and there would not be a project-specific significant effect that is peculiar to the project or its site, as the project is a proposal for a commercial/light industrial use within an appropriate land use category and surrounded by similar uses. The project would also be required to meet the requirements of the County Green Building Ordinance (Title 31). Therefore, it is not expected that the project will generate GhGs that may have a significant impact on the environment.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would be consistent with the Santa Monica Mountains North Area Plan, and there would not be a project-specific significant effect that is peculiar to the project or its site, as the project is a proposal for a commercial/light industrial use within an appropriate land use category and surrounded by similar uses. The project would also be required to meet the requirements of the County Green Building Ordinance (Title 31). Therefore, it is not expected that the project will conflict with any plan, policy, or regulation for reducing GhG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The use of the project site will not generate a significant amount of hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. During the construction phase of the project, the project may have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and Federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the residences located within 1/4 mile of the project site.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not included on the CalEPA Hazardous Waste and Substance Sites List (Cortese List) or on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities Sources: (http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm); (<http://www.envirostor.dtsc.ca.gov/public/>).

- e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ ☒

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ ☒

The project site is not within the vicinity of a private airstrip.

- g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ ☒

The construction of an auto storage warehouse on an industrially-zoned property will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan.

- h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

- i) within a Very High Fire Hazard Severity Zones (Zone 4)? ☐ ☐ ☒ ☐

The project is located in a Very High Fire Hazard Severity Zone. The Los Angeles County Fire Department has reviewed the project for compliance with access, fire flow, fuel modification, and construction standards for Very High Fire Hazard Severity Zones and cleared it for public hearing.

- ii) within a high fire hazard area with inadequate access? ☐ ☐ ☒ ☐

The Los Angeles County Fire Department has reviewed the project for compliance with access, fire flow, fuel modification, and construction standards for Very High Fire Hazard Severity Zones and cleared it for public hearing

- iii) within an area with inadequate water and pressure to meet fire flow standards? ☐ ☐ ☒ ☐

The Los Angeles County Fire Department has reviewed the project for compliance with access, fire flow, fuel modification, and construction standards for Very High Fire Hazard Severity Zones and cleared it for public hearing

- iv) within proximity to land uses that have the potential for dangerous fire hazard? ☐ ☐ ☒ ☐

The Los Angeles County Fire Department has reviewed the project for compliance with access, fire flow, fuel modification, and construction standards for Very High Fire Hazard Severity Zones and cleared it for public hearing. Surrounding land uses consist of commercial/light industrial uses and vacant land.

i) Does the proposed use constitute a potentially dangerous fire hazard?

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The proposed use is an auto storage warehouse and would not constitute a potentially dangerous fire hazard, as it would comply with all requirements for habitable commercial structures within a VHFHSZ.

10. HYDROLOGY AND WATER QUALITY

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site would connect to an existing municipal sewer system, which is required to comply National Pollutant Discharge Elimination System (NPDES) requirements. As a result, the project's wastewater discharge would be required to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board. Therefore, there would be no significant point source pollutants. In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site would be served by a public water system and would not make use of local groundwater. Its addition of impervious surfaces would be unlikely to affect aquifer recharge, as the project would be required to comply with the requirements of the Low-Impact Development Ordinance, which requires the retention of much resulting runoff on-site.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project development would not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements, and the impact of impervious surfaces would be lessened by the Los Angeles County Low Impact Development (LID) Ordinance, which requires the retention of stormwater on-site.

There is a mapped stream that traverses the southern edge of the project site, running west to east, which is mostly within an existing underground culvert. The applicant completed a certified Hydrology Study for the project. The drainage channel is collected by the Los Angeles County Flood Control District's underground 60" RCP storm drain called the Oakfield Drain Line C, which is located on the southeasterly side of the

property. The project will construct a new on-site drainage system that will pick up off-site and on-site flows and connect them directly to the Oakfield Drain. Therefore there will be no change in the drainage pattern on site, and as the downstream system is a concrete pipe, erosion and siltation impacts are not expected and impacts are therefore Less Than Significant.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

☐☐☒☐

Project development would be limited to a 9,900-square-foot building site area and will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements, and the addition of impervious surfaces would be minimal.

The project site is currently undeveloped, and therefore the project will increase the impervious surfaces on the site, which will lead to an increase in storm runoff. As previously discussed, the existing drainage pattern on the site will remain and a new on-site drainage system will pick up off-site and on-site flows and connect them to the existing Oakfield Drain. According to the certified Hydrology Study, this new system will handle the increase in storm runoff and therefore the project is not expected to substantially increase the rate of surface runoff that could lead to flooding and impacts are Less Than Significant.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

☐☐☒☐

The project does not propose any features or conditions that are likely to accumulate significant amounts of standing water.

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐☐☒☐

The proposed construction of the auto storage warehouse will be subject to the County's Low Impact Development Ordinance to minimize or reduce runoff, and the developer will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

☐☐☒☐

The proposed construction of the auto storage warehouse will be subject to the County's Low Impact Development Ordinance to minimize or reduce runoff, and the developer will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

☐ ☐ ☒ ☐

The project will be required to comply with the Los Angeles County Low Impact Development Ordinance.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

☐ ☐ ☒ ☐

Potential pollutant discharges from the project site would not discharge into a State Water Resources Control Board ("SWRCB")-designated Area of Special Biological Significance identified on the SCRCB website, http://www.swrcb.ca.gov/water_issues/programs/ocean/docs/asbs/asbs_areas/asbs_swgpa_publication03.pdf.

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

☐ ☐ ☐ ☒

The project does not propose to utilize an onsite wastewater treatment system (OWTS)..

k) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

Project development will not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements, and the addition of impervious surfaces would be required to comply with the Los Angeles County Low-Impact Development Ordinance.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

☐ ☐ ☐ ☒

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

☐ ☐ ☐ ☒

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency ("FEMA") Flood Insurance Rate Map ("FIRM").

n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

☐ ☐ ☒ ☐

The project site is not within a 100-year flood hazard area as mapped by a Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”). The project site is not located within any dam inundation area, as identified by the Los Angeles County CEO/TTS Emergency Management Systems.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

☐☐☒☐

The project site is not located within a flood zone, dam inundation area, landslide zone, or tsunami inundation zone

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Physically divide an established community? ☐ ☐ ☒ ☐

The construction of an auto storage warehouse on an industrially zoned property would not result in a physical division of an established community. The project does not require the construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street pattern.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans? ☐ ☐ ☒ ☐

The property has a land use category of C (Commercial) within the Santa Monica Mountains North Area Plan. The land use designation indicates the project site is suitable for the development of a commercial/light industrial use.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property? ☐ ☐ ☒ ☐

The property is zoned M-1 (Light Manufacutring). Warehouses and self-storage facilities are principal permitted uses within this zone. The grading of more than 5,000 cubic yards of earth within the Santa Monica Mountains North Area Community Standards District requires a conditional use permit, for which the applicant has applied.

d) Conflict with Hillside Management Area Ordinance, Significant Ecological Areas Ordinance, or other applicable land use policies? ☐ ☐ ☒ ☐

The proposed project would not conflict with the Hillside Management Area Ordinance, as the applicant has applied for a hillside management conditional use permit, which is required for most development within a hillside management area. The project is not located within an SEA or ESHA.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will not result in the loss of availability of a known mineral resource, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

☐ ☐ ☒ ☐

The project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the Santa Monica Mountains Local Coastal Plan Noise Element. The project site within an industrially-zoned area and is approximately 160 feet from the Ventura (101) Freeway. The project itself is not a residential use and would be located approximately 225 feet from the nearest residential uses to the east. The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The project site will not create noise in excess of these limits, nor will residents of the project be exposed to noise in excess of these limits. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

☐ ☐ ☒ ☐

The project would not generate excessive groundborne vibration or groundborne noise levels, and it would not expose sensitive receptors to excessive noise levels. There are no schools, hospitals, or senior citizen facilities within several miles of the project site. The project will conform to the Title 12 Chapter 12.08 ("Noise Control Ordinance") of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas).

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

☐ ☐ ☒ ☐

The project entails the construction of a 36,000-square-foot auto storage warehouse. The project would not generate significant vehicle noise from traffic and parking, as fewer than 20 individually rented units of auto storage are proposed. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas. Any noise generated by an additional by the project would be similar to ambient noise levels in the area, which is contains numerous other light industrial uses and a freeway in the immediate vicinity.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

☐ ☐ ☒ ☐

The project entails the construction of a 36,000-square-foot auto storage warehouse. The project would not generate significant vehicle noise from traffic and parking, as fewer than 20 individually rented units of auto storage are proposed. The project would not result in a substantial permanent increase in ambient noise in the project vicinity above levels existing without the project, including noise from parking areas. Any noise generated by an additional by the project would be similar to ambient noise levels in the area, which is contains numerous other light industrial uses and a freeway in the immediate vicinity. While there may be some increase in ambient noise during construction activities, these would be required to conform to the noise and timing requirements of the departments of Public Works and Public Health.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐☐☐☒

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

☐☐☐☒

The project site is not in the vicinity of a private airstrip.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project would not induce substantial population growth in the area, as only one commercial/light industrial use is proposed, and no infrastructure will be extended beyond its current limits.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere. The site is currently vacant.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not displace existing housing, including affordable housing, necessitating the construction of replacement housing elsewhere. The site is currently vacant.

d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not exceed official regional or local population projections. The creation of one commercial/light industrial use should not alter the growth rate of the population beyond that projected in the County General Plan or result in a substantial increase in demand for additional housing or create a development that significantly reduces the ability of the county to meet housing objectives set forth in the General Plan's Housing Element.

15. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Station (#68) is less than one mile to the west of the project site. No additional fire facilities are required for this project.

Sheriff protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately five miles to the east of the Malibu/Lost Hills Sheriff's Station. The proposed project will add some additional customers and employees to the vicinity but not enough to substantially reduce service ratios.

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is located within the Las Virgenes Unified School District. No population would be added to the school district.

Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No population would be added by the project, so it would not result in a need for additional parkland or the overutilization of existing parkland.

Libraries?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No population would be added by the project, so it would not diminish the capacity of the Los Angeles County Public Library to serve the project site and the surrounding community.

Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Review of the project by the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has not indicated that the project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

b) Does the project include neighborhood and regional parks, multi-use trails or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No new trails or parks are proposed as part of the project.

c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The construction of commercial/light industrial use on an industrially-zoned property would not interfere with regional open space connectivity in any significant way. As part of the HM-CUP process, approximately 3.3 acres of the 4.6-acre property would be dedicated as open space, improving the connectivity of adjacent open space to the north and east.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. The growth proposed by the project is accounted for in the Baseline Growth Forecast of the 2016 Southern California Association of Governments' Regional Transportation Plan ("RTP"), which provided the basis for developing the land use assumptions at the regional and small-area levels that established the 2016 Regional Transportation Plan Alternative. The addition of one commercial/light industrial use on an industrially-zoned property would not have a significant impact on any transportation plan, ordinance, or policy.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project entails the construction of an auto storage warehouse. The traffic impacts of the project have been reviewed and cleared by the Los Angeles County Department of Public Works ("DPW") and is not anticipated to significantly affect any intersections or routes monitored by the County's CMP. No traffic impact analysis was required by DPW.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located near a public or private airstrip and will not encroach into air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not entail creating sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

e) Result in inadequate emergency access?

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The proposed project of constructing an auto storage warehouse would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. Emergency access has been reviewed and cleared by the Los Angeles County Fire Department.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

☐☐☐☒

The proposed project is not located along a transit route or a route identified on the Pedestrian Plan or Bikeway Plan and would not interfere with any designated bikeways, pedestrian, or transit facilities.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site would connect to an existing municipal sewer system, which is required to comply National Pollutant Discharge Elimination System (NPDES) requirements. As a result, the project's wastewater discharge would be required to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board. Therefore, there would be no significant point source pollutants.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site would connect to an existing municipal sewer system, which already serves adjacent properties. The project has also received a conditional statement letter from the Las Virgenes Municipal Water District agreeing to serve the project site.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Department of Public Works' review of the project indicates that the project would not create drainage system capacity problems, and no construction of new storm water drainage facilities or expansion of existing facilities is required. The County's Low Impact Development (LID) Ordinance was created to deal with stormwater runoff from new projects.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. The project has received a conditional statement letter from the Las Virgenes Municipal Water District agreeing to serve the project site.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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existing facilities, the construction of which could cause significant environmental effects?

The construction of one 36,000-square-foot warehouse will not significantly impact the availability of adequate energy supplies and should not create energy utility capacity problems or result in the construction of new energy facilities or expansion of existing facilities. The project site is already served by existing utilities.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐☐☒☐

Development at the proposed density at this location is planned for under the existing Los Angeles County Regional Waste Management Plan. Due to the small scale of the proposed project, the proposal to construct one 36,000-square-foot auto storage warehouse should not significantly impact solid waste disposal capacity.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐☐☒☐

The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Mitigation measures will ensure that any biological resources are protected. As analyzed in the Initial Study sections above, the proposed project will have no impact or less than significant impact in all other listed areas.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project does not achieve short-term goals to the disadvantage of long-term goals.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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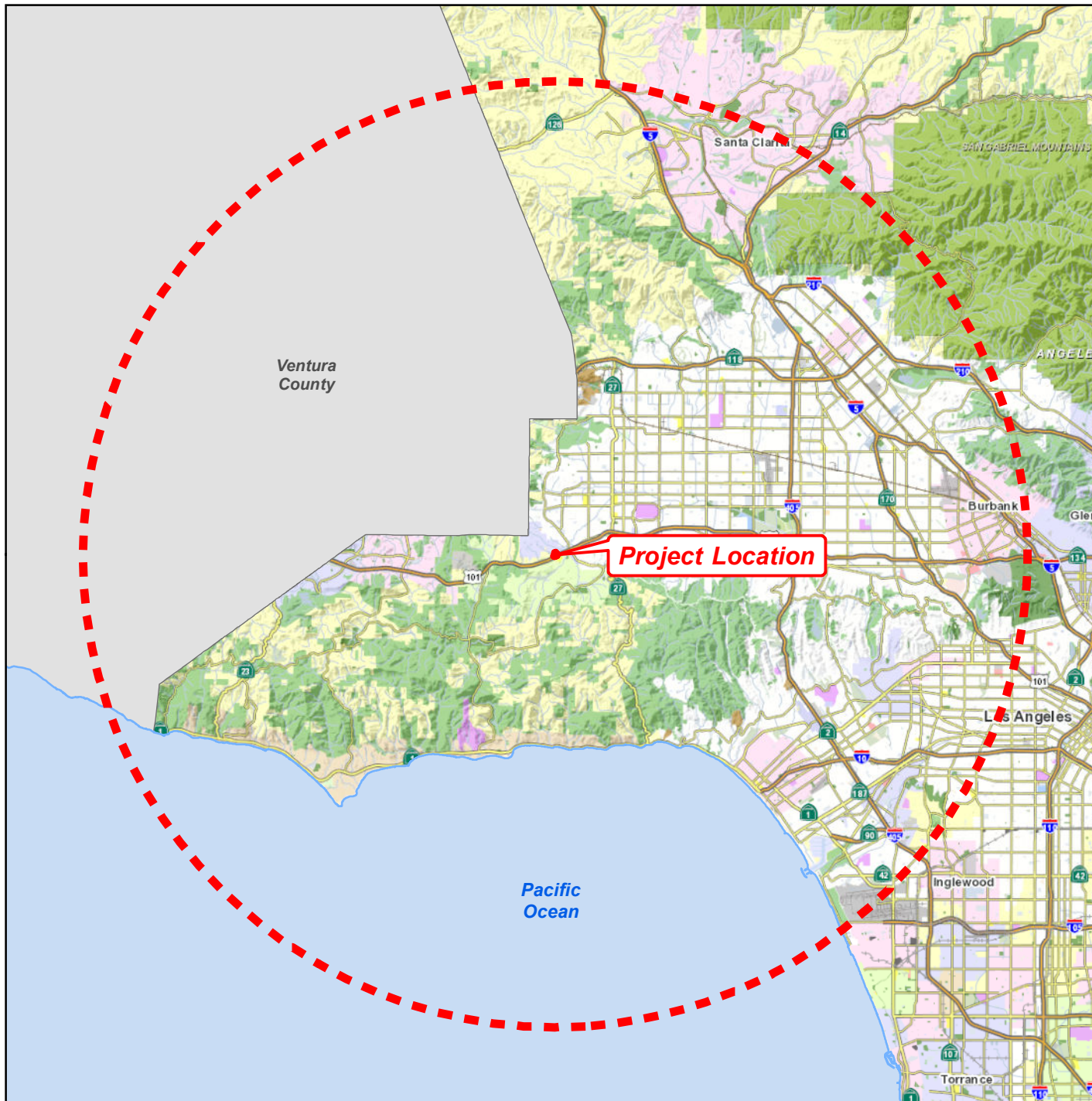
The proposed project does not have cumulative impacts. The proposed project will not be an inducement to future growths, as the project does not require additional infrastructure beyond that necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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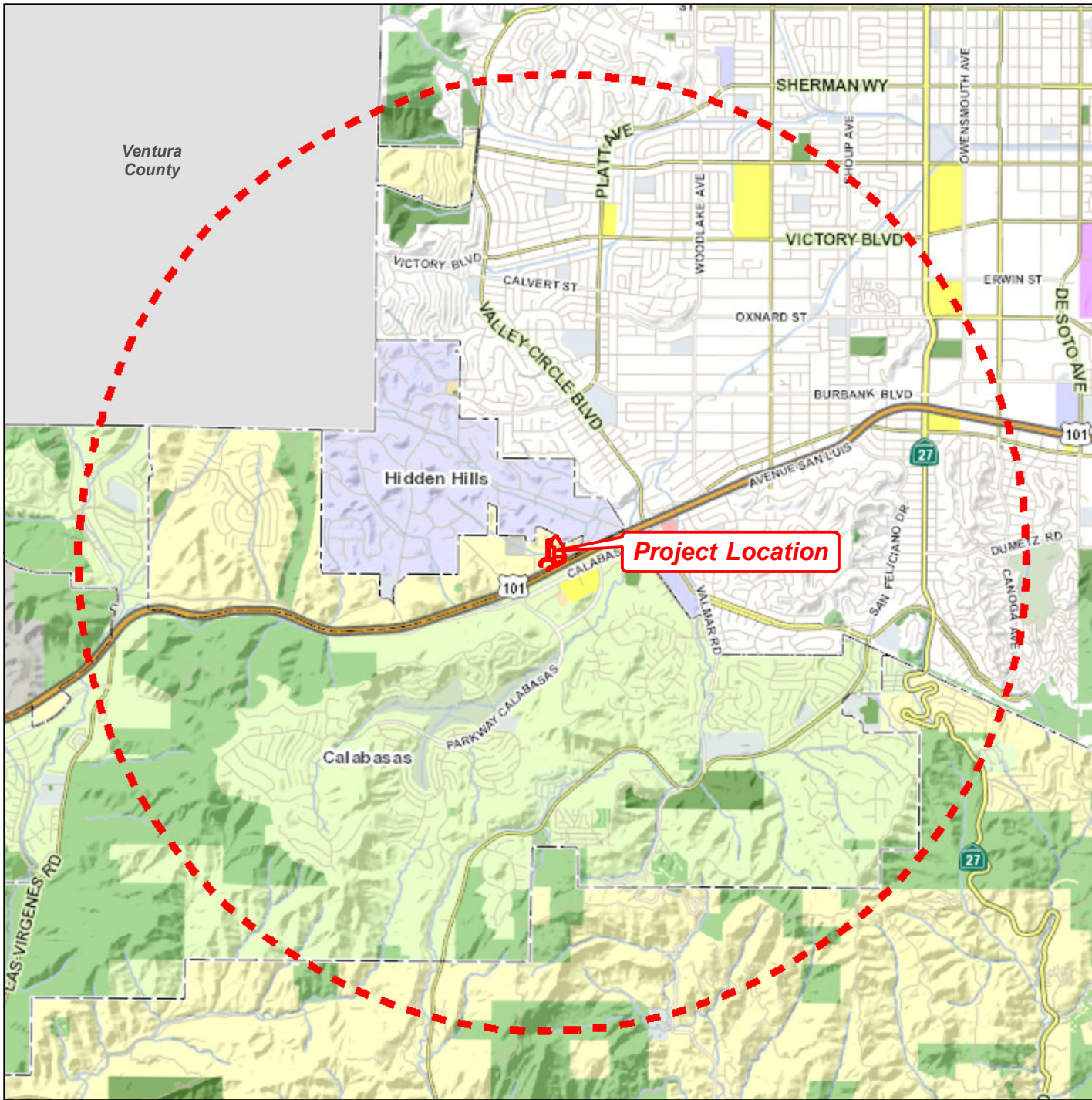
The proposed project would not threaten the health, safety or welfare of human beings. As analyzed in the Initial Study sections above, the proposed project will have no impact or less than significant impact in all areas direct or indirect impact to human beings.

LOCATOR MAP
PROJECT NO. PRJ2023-003407
PM RPPL2023004981

PROJECT NO. PRJ2023-003407
PM RPPL2023004981

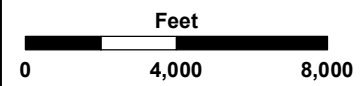
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



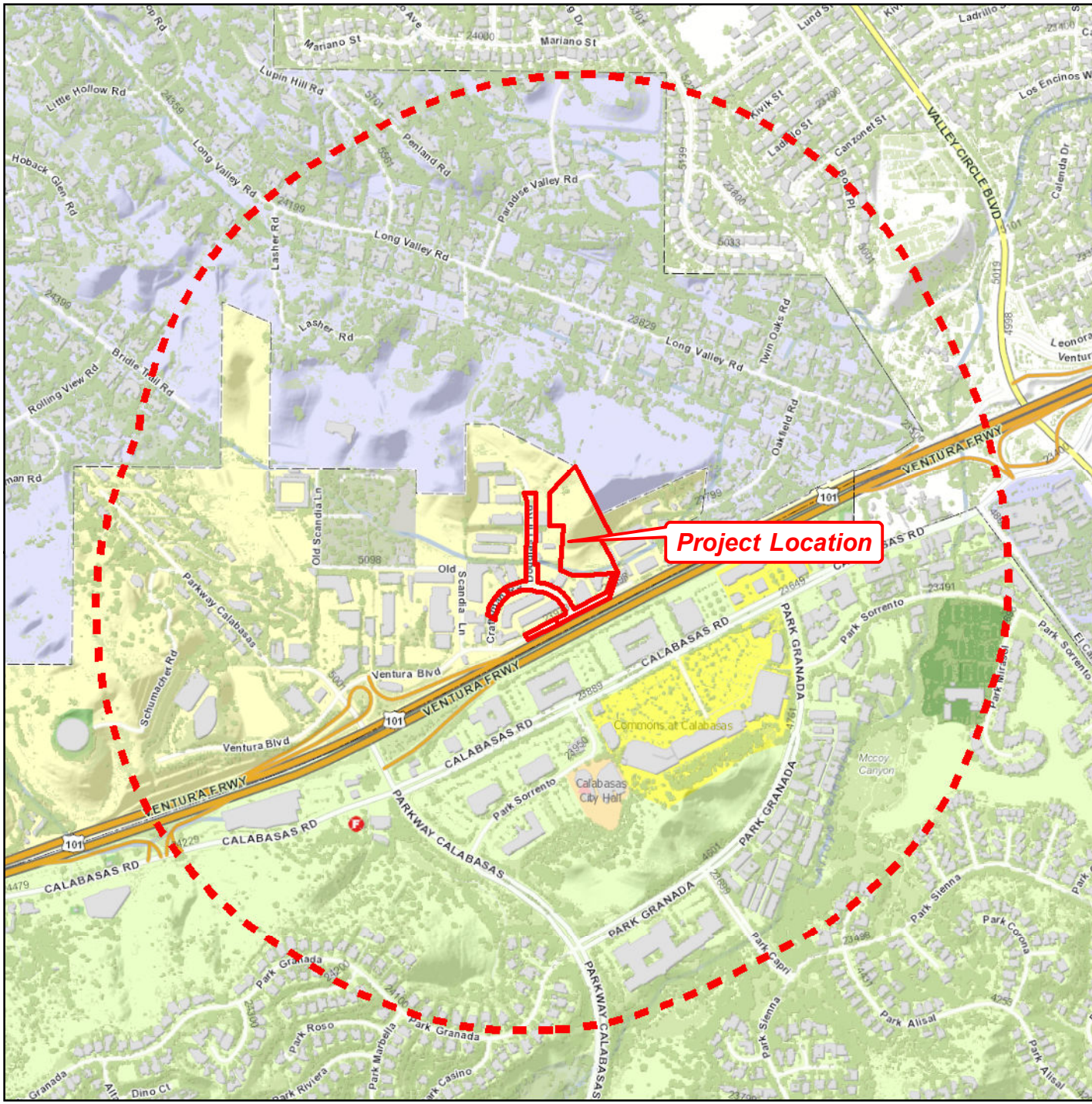
3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2023-003407
PM RPPL2023004981



**LA COUNTY
PLANNING**

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2023-003407
PM RPPL2023004981



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

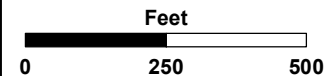
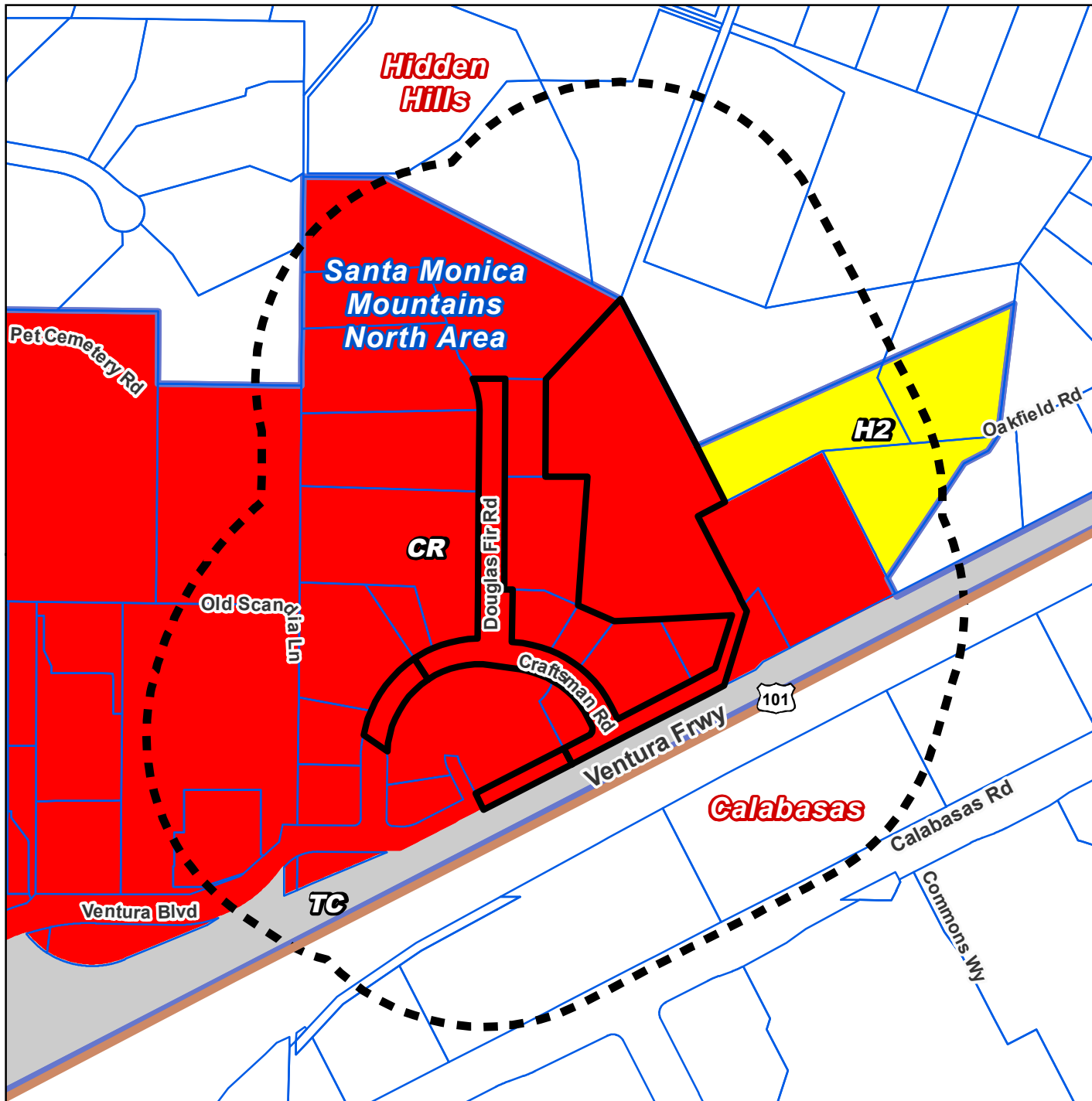
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003407

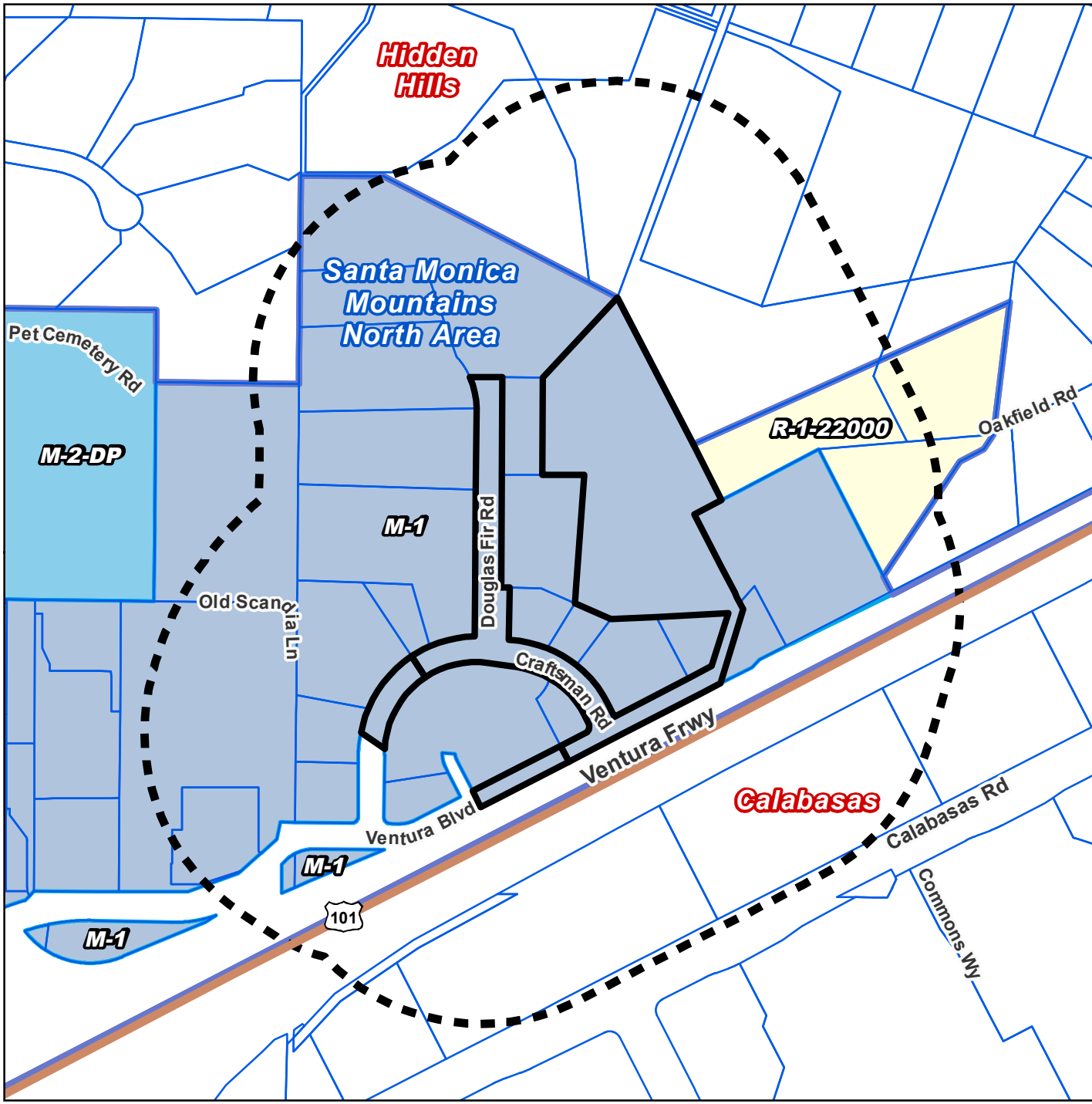
PM RPPL2023004981

-  H2 - Residential 2
-  CR - Rural Commercial
-  TC - Transportation Corridor



LA COUNTY
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Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012






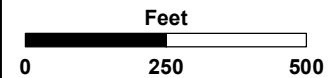
ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2023-003407

PM RPPL2023004981

-  R-1 - Single-Family Residence
-  M-1 - Light Manufacturing
-  M-2 - Heavy Manufacturing



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AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2023-003407

PM RPPL2023004981

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2023

Feet
0 150 300



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