Hearing Officer Transmittal Checklist

HEARING DATE
December 4, 2012
AGENDA ITEM NO.
2

Project Number: PM069664

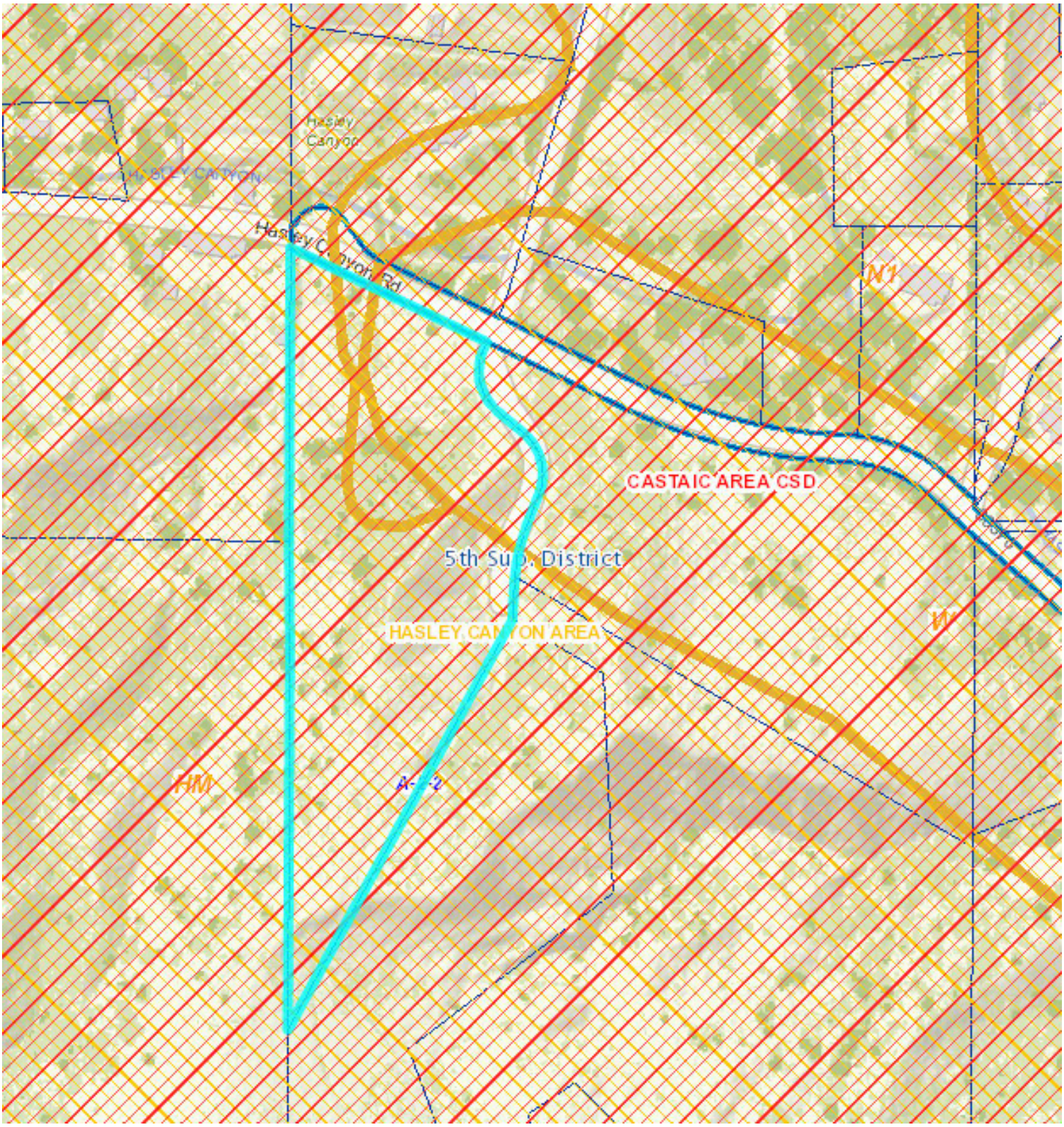
Case(s): VESTING TENTATIVE PARCEL MAP NO. 069664
CONDITIONAL USE PERMIT NO. 200800198
ENVIRONMENTAL ASSESSMENT CASE NO. 200800136

Planner: CAROLINA BLENGINI

- ☒ GIS-NET MAP
- ☒ AERIAL PHOTOGRAPH
- ☒ PROJECT SUMMARY
- ☒ STAFF ANALYSIS
- ☒ DRAFT FINDINGS
- ☒ DRAFT CONDITIONS
- ☐ ENVIRONMENTAL DOCUMENTATION (Mitigated Negative Declaration: Initial Study and MMP will be provided in a supplemental package on November 29, 2012)
- ☒ CUP BURDEN OF PROOF STATEMENT
- ☐ CORRESPONDENCE (None)
- ☒ LAND USE RADIUS MAP
- ☒ TENTATIVE TRACT MAP (Reduced Size)
- ☒ EXHIBIT "A" MAP (Reduced Size)
- ☒ OPEN SPACE EXHIBIT (Reduced Size)

For digital copy of this material access the link:
http://planning.lacounty.gov/case/view/pm069664/

Reviewed By: _____



Department of Regional Planning

PM069664

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Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT SUMMARY

PROJECT NUMBER
PM069664

HEARING DATE
December 4, 2012

REQUESTED ENTITLEMENTS
Vesting Tentative Parcel Map No. 069664
Conditional Use Permit No. 200800198
Environmental Assessment No. 200800136

OWNER / APPLICANT
Norman & Patricia Howell

MAP/EXHIBIT DATE
July 17, 2012

PROJECT OVERVIEW
The project is a request for the subdivision of a 10-acre parcel into two 5-acre lots for the development of two new single-family residences and associated improvements (grading, driveways, and septic system). The anticipated grading quantities associated with development are 27,500 cubic yards of cut and 26,000 cubic yards of fill (approximately 53,500 cubic yards of earth work) which will be balanced on site. The applicant is not proposing any export or import of earth in connection with the project. The 1,500 cubic yard difference of earth between the cut and fill is due to shrinkage during the grading process.

LOCATION
Southwest of the intersection of Burlwood Drive and Hasley Canyon Road, Castaic

ACCESS
Burlwood Drive and Hasley Canyon

ASSESSORS PARCEL NUMBER(S)
3247-052-002

SITE AREA
10 gross acres (9.5 net acres)

GENERAL PLAN / LOCAL PLAN
Santa Clarita Valley Area Plan

ZONED DISTRICT
Castaic

LAND USE DESIGNATION
HM (Hillside Management), N1 (Non-Urban 1 – 0.5 dwelling units per acre), and W (Floodway/Floodplain)

ZONE
A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area)

PROPOSED UNITS
2 units

MAX DENSITY/UNITS
0.35 du per acre / 3.5 units

COMMUNITY STANDARDS DISTRICT
Castaic Area Community Standard District

ENVIRONMENTAL DETERMINATION (CEQA)
Mitigated Negative Declaration – Mitigations to biological resources, occupied habitat for Peirson's morning-glory and slender mariposa lily.

KEY ISSUES
- Consistency with the Los Angeles County General Plan and Santa Clarita Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.24.120 (A-2-2 Zone Development Standards)
  - 22.44.137 (Castaic Area CSD requirements)
  - 22.56.040 (Conditional Use Permit Burden of Proof requirements)
  - 22.56.215 (CUP Hillside management and significant ecological areas—Additional regulations)

STAFF RECOMMENDATION
Staff recommends approval of the Project.

CASE PLANNER:
Carolina Blengini

PHONE NUMBER:
(213) 974 - 1522

E-MAIL ADDRESS:
cblengini@planning.lacounty.gov

ENTITLEMENTS REQUESTED

- Vesting Tentative Parcel Map to create two lots on 10 gross acres in the A-2-2 zone.
- Hillside Management Conditional Use Permit to ensure development compliance with hillside management design criteria.
- Environmental Assessment No. 200800136. A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Through proposed mitigation measures, potential impacts to biological resources have been reduced to a level of less than significant.

PROJECT DESCRIPTION

The applicants, Norman and Patricia Howell, request approval to create two single-family lots on approximately 10 gross acres with a Conditional Use Permit ("CUP") to ensure compliance with hillside management design criteria. The subject property is on the southwest corner of the intersection of Hasley Canyon Road and Burlwood Drive.

The Tentative Parcel Map and Exhibit "A" dated July 17, 2012, depict two five-acre lots. Lot 1 depicts a 28,731 square foot building pad served by an approximately 550-foot long, 20-foot wide driveway off of Burlwood Drive which is a private and future street with 24 feet of paving. Lot 2 depicts a 21,976 square-foot split building pad accessed by an approximately 250-foot long, 20-foot wide driveway off of Hasley Canyon Road, a public street with 24 feet of paving.

The anticipated grading quantities associated with development are 27,500 cubic yards of cut and 26,000 cubic yards of fill (approximately 53,500 cubic yards of earth work) which will be balanced on site. The applicant is not proposing any export or import of earth in connection with the project. The 1,500 cubic yard difference of earth between the cut and fill is due to shrinkage during the grading process.

There are 13 oak trees located throughout the subject property but none will be removed or encroached upon as a result of the proposed development. The development of the proposed lots will require septic systems to be installed, and potable water will be provided by Los Angeles County Waterworks District 36, a public water service provider. The subject property and Burlwood Drive, a private and future street, are part of a recorded subdivision (Project No. 83200, Tract Map No. 34170) which created 11 single family lots on 118 acres.

Conditional Use Permit No. 200800198 is required to ensure compliance with Hillside Management design criteria. Approximately 4.2 acres of the 10-acre project site have a slope of 25 percent or less; approximately 4.6 acres have a slope of greater than 25 percent but less than 50 percent; and approximately 1.1 acres have a slope of greater than 50 percent. The driveways will not exceed 15 percent slope. This development will provide more than 70 percent of open space.

EXISTING ZONING

The subject property is zoned A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) in the Castaic Zoned District.

Surrounding properties are zoned as follows:
North: A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area)
South: A-2-2
East: A-2-2
West: A-2-2

EXISTING LAND USES

The subject property is vacant.

Surrounding properties are developed as follows:
North: Single-family residences/Vacant
South: Vacant
East: Vacant
West: Vacant

PREVIOUS CASES/ZONING HISTORY

- The underlying tract map, Tract 34170, was recorded on October 27, 1987 in Map Book 1097, pages 53-59 and created 11 single family lots on 118 acres in the A-2-2 zone.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report.

The areas of potential significant environmental impact found to be less than significant with project mitigation include the following:

- Biological Resources: According to the Initial Study, two special-status plant species were observed on the Project site: peirson's morning glory and slender mariposa lily. Mitigation measures were identified in the Mitigation Monitoring Program (Attachment 1) to reduce the impact to these species to less than significant. Mitigation measures include protocols to survey the area before grading permits and salvage and transplant the impacted plant individuals.

  Even though the oak trees located on the property will not be impacted by the development, mitigation measures were included to ensure proper protection protocol to the trees during construction activities.

STAFF EVALUATION

Santa Clarita Valley Area Plan Consistency

The proposed project is required to comply with the provisions of the Santa Clarita Valley Area Plan ("Area Plan") that was adopted in 1984 and had a comprehensive update in 1990. The Area Plan is a component of the Los Angeles Countywide General Plan ("General Plan"). Staff evaluated the plan consistency of the project using the land use category, goals, and policies of the Area Plan and finds this project to be consistent with the Area Plan.

The project site is located within the three land use categories of the Santa Clarita Valley Area Plan: HM (Hillside Management), N-1 (Non-Urban 1 – 0.5 dwelling units per acre), and W (Floodway/Floodplain). The property is 10 gross acres from which 7.1 acres is designated HM, 0.9 acres N1 and 2 acres W. Since this property contains slopes of more than 25 percent, the maximum allowable density for the project is determined through review of the slope density analysis, as required by County Code Section 22.56.215 ("hillside management criteria"). This review is discussed in the "Zoning Ordinance and Development Standards Compliance" section below.

The following policies of the Santa Clarita Valley Area Plan are applicable to the proposed project:

- *Land Use Element*
  Environmental Sensitivities
  5. 1 - Direct future growth away from areas exhibiting high environmental sensitivity to development unless appropriate mitigating measures can be implemented.

  An environmental assessment of the property was done and determined that mitigation measures would be necessary to reduce the impacts to biological resources to less than significant.

  5.2 - Minimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.

  The project was designed to avoid any impacts on the 13 oak trees existing in the site and to preserve 70 percent of the property as open space.

- *Community Design Element*
  Relationship of Urban and Natural Environments
  2.1 - Carefully integrate physical development in rural areas into the natural environmental setting.

  The project was designed to preserve 70 percent of the property as open space and avoid any impacts on the 13 oak trees existing in the site.

- *Public Service and Facilities Element*

Liquid Waste Disposal/Reclamation

2.1 - Require a public or private sewage treatment system for developments which, if left unsewered, would threaten nitrate pollution of groundwater, or where otherwise required by county regulation.

The project includes a septic system which will ensure sewage treatment in accordance to County regulations.

- *Environmental Resources Management Element*
  Natural Resources

  1.3 - Establish an environmental early-warning system within the County government to monitor the health and viability of rare species and such "threatened" species as oak trees and to take positive action to guarantee their survival.

  The oak trees located on the property will not be impacted by the development, mitigation measures were included to ensure proper protection protocol to the trees during construction activities.

  1.9 - Monitor the effectiveness of the County's Oak Tree Ordinance which was designed to preserve and enhance the oak trees of the Santa Clarita Valley.

  The oak trees located on the property will not be impacted by the development, mitigation measures were included to ensure proper protection protocol to the trees during construction activities.

Zoning Ordinance and Development Standards Compliance

Hillside Management Conditional Use Permit

Pursuant to County Code Section 22.56.215, a CUP for Hillside Management is required for this project because the project site includes natural slopes of 25 percent or more and proposes a density that exceeds the low-density threshold, as determined by the slope density analysis per County Code Section 22.56.215(E). For non-urban projects like this one (whether they are designated N-1 or HM), the slope density analysis calculations yield a low density threshold and a high density threshold based on how much of the project area is within each of three slope categories:

- Areas that have slopes between zero and 25 percent are allowed one dwelling unit per five acres for the low-density threshold, and one dwelling unit per two acres for the high-density threshold.
- Areas with slopes between 25 and 50 percent are allowed one dwelling unit per ten acres for the low-density threshold, and one dwelling unit per two acres for the high-density threshold.
- Areas that have slopes over 50 percent are allowed no density for the low-density threshold, and one dwelling unit per 20 acres for the high-density threshold.

Areas that are designated W (Floodplain/Floodways) are allowed no density in any slope category.

The slope density analysis table below shows the break down of the 10 gross acres into the three land use plan categories and slope ranges. It shows the density given to each slope category and the calculations required by County Code Section 22.56.215:

Non-Urban Hillside Slope Density Analysis Table

Plan Category	Slope Range	Gross Acreage	Low Density Threshold	Low Yield No. of Units	Max Density Threshold	Max Yield No. of Units
N1	0-24.99%	0.5	1du/5ac*	0.1	1du/2ac	0.2
	25-49.99%	0.4	1du/10ac	0.0	1du/2ac	0.2
	50%+	0.0	n/a	0.0	1du/20ac	0.0
HM	0-24.99%	2.6	1du/5ac	0.5	1du/2ac	1.3
	25-49.99%	3.6	1du/10ac	0.4	1du/2ac	1.8
	50%+	1.0	n/a	0.0	1du/20ac	0.0
W	n/a	2.0	n/a	n/a	n/a	n/a
Total Project		10.0		**1.0**		**3.5**

*One Dwelling Units per Five Acres

Based on the slope density analysis, the range of allowable units is between one and 3.5 dwelling units. Therefore, the applicant's proposal to create two dwelling units is within the density range allowed by the Area Plan.

As shown on the Open Space Exhibit dated October 3, 2012, this project will provide approximately 81 percent of the gross area as open space. The Open Space Exhibit shows that the open space area will be contained within the individual single-family lots. The proposed 81 percent open space area is more than the 70 percent open space that is required by the hillside management criteria. This open space area will be delineated on the final map, and the applicant will dedicate construction rights within this area to the County of Los Angeles.

A-2-2 Zone Area Requirements

The project meets the two acres minimum net lot area per unit requirement of the A-2-2 zone. This requirement can be found in County Code Section 22.52.100.C.

Castaic Area Community Standards District

Pursuant to Section 22.44.137 of the County Code, establishments in the Castaic Area Community Standards District (CSD) are subject to the following applicable development standards:

Community-wide Development Standards

Street improvements. In residential land divisions where at least 75 percent of the lots exceed a net area of 15,000 square feet, local streets shall comply with the following standards, as approved by the county department of public works and the county fire department:

a. *Local streets shall have a maximum paved width area of 28 feet, excluding any inverted shoulder or concrete flow line;*

b. *Curbs, gutters, and sidewalks are prohibited unless otherwise deemed necessary for public safety purposes;*

c. *Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for public safety; and*

d. *Regardless of lot size, street lights shall:*

   i. *Have a mission bell shape or similar design consistent with the character of the community and shall be compatible in style and material with the poles on which they are mounted. Proposals from the Castaic Area Town Council will be considered for determining the appropriate style of street lights, provided these proposals are approved by the county department of public works and the local electric utility serving the area under consideration; and*

   ii. *Be placed the maximum distance apart with the minimum lumens allowable by the county department of public works.*

Since the proposed project is a five acre lot subdivision, no road improvements are required per the Department of Public Works pursuant to Section 21.32.060 of the County Code. Therefore these development standards do not apply.

Neighborhood Parks

a. *Subject to Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the hearing officer and/or commission shall, to the greatest extent possible, require the subdivider of a residential land division to provide sufficient park space such that 90 percent of all residential lots within the land division are within one-half mile of a neighborhood park that has a minimum size of two acres.*

b. *In complying with subsection 21.24.350.B for land divisions that contain more than 50 lots, the hearing officer and/or commission shall, to the greatest extent possible, require the subdivider to provide park space rather than in-lieu park fees.*

c. *Neighborhood park space provided pursuant to this subdivision D.4, shall be maintained either by the parks department, or by a Landscaping and Lighting Act District, as determined by the parks department.*

The proposed subdivision is providing its park land obligation in-lieu fees ($3,791) to the Department of Parks and Recreation as a condition of approval. In addition, the two five-acre residential lots are located in a non-urban area and will preserve more than 70 percent of the property as open space, which may provide ample recreational opportunities to the future residents.

Hillsides

In addition to the applicable requirements of Section 22.56.215, the following standards shall apply to development within a "hillside management area," as defined in Section 22.08.080

a. *Contour grading shall be used to present a rounded appearance that blends with the natural terrain;*

   The Vesting Tentative Parcel Map depicts contour grading around the proposed pads to the extent feasible. Due to the topographic conditions, the cut slope facing south in Lot 1 does not have contour grading.

b. *Curvilinear street design and other improvements shall be used to minimize grading alterations and emulate the natural contours of the hillsides;*

   The two proposed driveways are curvilinear and emulate the natural contours to the extent possible.

c. *Terraced drains required in cut-and-fill slopes shall be paved with colored concrete to blend with the natural soil or shall be concealed with berms;*

   A condition of approval will be included to require that terrace drains in cut-and-fill slopes be colored concrete to blend with the natural soil or be concealed with berms.

d. *Terraced slopes resulting from grading shall be landscaped with locally indigenous vegetation, as described in subsection D.8, below;*

   No terraced slopes are being proposed.

e. *In addition to the requirements of subsection D.6, residential projects located at or near the crest of a ridgeline and on or near a hillside with a down slope greater than 15 percent and facing a public right-of-way, shall provide 15 gallon non-invasive trees within 10 feet of the top of the slope, spaced a maximum of 15 feet apart; and*

   The project is not located at or near a crest or ridgeline.

f. *Grading and brushing on slopes with a 50 percent or greater steepness shall be prohibited, except for:*

   i. *Clearance brushing for fire safety or for controlling soil erosion or flood hazards;*

   ii. *Grading or brushing for vegetation clearance by a public utility from its right-of-way;*

iii. Grading or brushing to remove invasive or noxious weeds that pose health and safety hazard to humans or animals; or

iv. Grading or brushing approved under a hillside management conditional use permit pursuant to Section 22.56.215

Grading is proposed on slopes with a 50 percent or greater steepness and the project includes a hillside conditional use permit.

Locally indigenous vegetation.

The removal or destruction of locally indigenous vegetation is prohibited on a parcel of land one acre or greater in size, where the area of removal or destruction is greater than ten percent of the parcel. For purposes of this subsection, locally indigenous vegetation is defined as the vegetation listed on the Castaic Area List of Indigenous Plants, prepared and maintained by regional planning. This subsection shall not apply to the removal or destruction of locally indigenous vegetation:

a. That is necessary to comply with county regulations relating to brush clearance for fire safety or is otherwise required by the county fire department;

b. On a publicly owned right-of-way;

c. By a public utility on its own property or right-of-way or on land providing access to such property or right-of-way;

d. For work performed under a permit issued to control erosion or flood hazards; or

e. That poses a hazard to persons or property, as determined by the county fire department.

An environmental assessment detected two special-status plant species were on the Project site: peirson's morning glory and slender mariposa lily. Mitigation measures were identified in the Mitigation Monitoring Program (Attachment 1) to reduce the impact to these species to less than significant. Mitigation measures include protocols to survey the area before grading permits and salvage and transplant the impacted plant individuals.

Fences.

Fences along any public or private road shall comply with the applicable provisions of Section 22.48.160 and shall be made of split rail, open wood, rock, block, or iron. Chain link may be substituted for these materials but must be landscaped along the entire length of the fence to a height determined appropriate by the director. Such landscaping shall be maintained in the manner described in subsection G.1.c.iv, below.

No fences are proposed as part of this project.

Lighting.

Exterior lighting shall be designed to prevent off-site illumination and glare upon adjacent parcels, public areas, environmentally sensitive areas, and the night sky.

Conditions of approval will be included to ensure that off-site illumination and glare upon the surrounding areas are prevented.

Oak Tree Protection.

Notwithstanding the exemptions from publishing and hearing contained in subsection C of Section 22.56.2130 and Section 22.56.2160, respectively, an oak tree permit for the removal or relocation of one oak tree in conjunction with a single-family residence use, which use is permitted in the applicable zone, shall require publishing and hearing as otherwise required in Part 16 of Chapter 22.56.

The oak trees located on the property will not be impacted by the development, mitigation measures were included to ensure proper protection protocol to the trees during construction activities.

Area-specific Development Standards.
Area 2—Hasley Canyon Area.

a. *Purpose. This area is established to protect and preserve the serene, rural environment of Hasley Canyon. Hasley Canyon is characterized by large lots, equestrian trails, rolling hills, and a number of significant ridgelines. The area also contains the Hasley Canyon Creek.*

   The proposed project is a two five-acre lot subdivision characterized by large lots and rural environment which is in compliance with the purpose of the area.

b. *Area Description. The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading Hasley Canyon. A small depiction of this area is also shown on the map following this Section.*

c. *Clustering. Density transfer or clustering shall be prohibited in this area.*

   No density transfer is being proposed.

d. *Lot Size. Single-family residential lots created by a land division shall contain a minimum gross area of two acres and a minimum net area of 40,000 square feet.*

   The proposed lots are five gross acres each.

e. *Setbacks. New residential lots and existing legal lots as of the effective date of this CSD that have a minimum gross area of two acres where no residence has yet been built, shall have a minimum front and rear yard setback of 25 feet, and a minimum side yard setback of 10 feet.*

   No buildings are being proposed.

The project must comply with the Los Angeles County Green Building, Drought-Tolerant Landscaping, and Low-Impact Development Ordinances.

Neighborhood Impact/Land Use Compatibility

The project site is surrounded by large single-family residential lots to the north and vacant land to the east, west and south. The proposed development will have a density of 0.2 dwelling units per acre, a density that is consistent with the 0.5 dwelling units per acre maximum permitted in Land Use categories N-1 and HM in the Area Plan, which comprises the majority of the area surrounding the project site. The project's density is consistent to existing and planned development in the area.

Without a Hillside Management CUP, the applicant would not be able to subdivide the property. With the CUP, the applicant can propose two lots, and must provide a substantial amount of open space (minimum 70 percent) and must also comply with conditions to ensure that the design of the subdivision is compatible with the terrain and with the surrounding neighborhood. The applicant is required to comply with the Open Space Exhibit, which shows that 8.4 acres (84 percent of the project area) will be natural open space in perpetuity. The types of open space used in this calculation are undisturbed natural areas and areas graded for rounding of slopes to contour appearance. The conditions also require that the only grading allowed is the grading required for the private driveway and fire lane, the individual driveways to the houses, and the building pads. These building pads are each approximately 28,000 and 22,000 square feet in size and are shown on the Open Space Exhibit dated October 3, 2012 and on the CUP Exhibit "A" dated July 17, 2012. All future development will be required to substantially conform to these Exhibits. Additionally, the Mitigation Measures require that special status plant species be protected. The conditions of the CUP and the Mitigation Monitoring Program will ensure that this project blends in both with the natural environment and with the surrounding neighborhood. This residential project will create two new lots that are consistent with applicable policies and preserve habitat for native flora and fauna.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 (Conditional Use Permit) and 22.56.215.F (Hillside Management) of the County Code. The Burden of Proof with applicant's responses is attached (Attachment A). Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of representatives from the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the subject Tentative Tract Map and Exhibit "A" dated July 17, 2012 and recommends the attached conditions.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

No public comment has been received.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF 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:

Staff recommends **APPROVAL** of Project Number PM069664, Vesting Tentative Parcel Map Number 069664, and Hillside Management Conditional Use Permit Number 200800198, subject to the attached conditions.

SUGGESTED APPROVAL ACTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, ADOPT THE MITIGATED NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE VESTING TENTATIVE PARCEL MAP NUMBER 069664 AND CONDITIONAL USE PERMIT NUMBER 200800198 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Carolina Blengini, Regional Planning Assistant II
Reviewed by Samuel Dea, Supervising Regional Planner, Special Projects Section

Attachments:
Draft Findings
Draft Conditions of Approval
Applicant's Burden of Proof statement
Vesting Tentative Parcel Map and Exhibit "A" dated July 17, 2012 (Reduced Size)
Open Space Exhibit dated October 3, 2012 (Reduced Size)

SZD:CSB
11/21/12

DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PM069664
VESTING TENTATIVE PARCEL MAP NO. 069664
CONDITIONAL USE PERMIT NO. 200800198

1. **ENTITLEMENT REQUESTED:** The applicants, Norman and Patricia Howell, request approval to create two single-family lots on approximately 10 gross acres with a Conditional Use Permit ("CUP") to ensure compliance with hillside management design criteria. The subject property is on the southwest corner of the intersection of Hasley Canyon Road and Burlwood Drive.

2. **HEARING DATE:** November 6, 2012 and December 4, 2012

3. **PROCEEDINGS BEFORE THE HEARING OFFICER**. To be inserted after public hearing to reflect hearing proceedings.

4. **PROJECT DESCRIPTION.** The applicants, Norman and Patricia Howell, request approval to create two single-family lots on approximately 10 gross acres with a Conditional Use Permit ("CUP") to ensure compliance with hillside management design criteria. The subject property is on the southwest corner of the intersection of Hasley Canyon Road and Burlwood Drive.

   The Tentative Parcel Map and Exhibit "A" dated July 17, 2012, depict two five-acre lots. Lot 1 depicts a 28,731 square foot building pad served by an approximately 550-foot long, 20-foot wide driveway off of Burlwood Drive which is a private and future street with 24 feet of paving. Lot 2 depicts a 21,976 square-foot split building pad accessed by an approximately 250-foot long, 20-foot wide driveway off of Hasley Canyon Road, a public street with 24 feet of paving.

   The anticipated grading quantities associated with development are 27,500 cubic yards of cut and 26,000 cubic yards of fill (approximately 53,500 cubic yards of earth work) which will be balanced on site. The applicant is not proposing any export or import of earth in connection with the project. The 1,500 cubic yard difference of earth between the cut and fill is due to shrinkage during the grading process.

   There are 13 oak trees located throughout the subject property but none will be removed or encroached upon as a result of the proposed development. The development of the proposed lots will require septic systems to be installed, and potable water will be provided by Los Angeles County Waterworks District 36, a public water service provider. The subject property and Burlwood Drive, a private and future street, are part of a recorded subdivision (Project No. 83200, Tract Map No. 34170) which created 11 single family lots on 118 acres.

   Conditional Use Permit No. 200800198 is required to ensure compliance with Hillside Management design criteria. Approximately 4.2 acres of the 10-acre

DRAFT

project site have a slope of 25 percent or less; approximately 4.6 acres have a slope of greater than 25 percent but less than 50 percent; and approximately 1.1 acres have a slope of greater than 50 percent. The driveways will not exceed 15 percent slope. This development will provide more than 70 percent of open space.

5. **LOCATION.** The project site is located at the southwest corner of the intersection of Hasley Canyon Road and Burlwood Drive, within the Castaic Zoned District, and is composed of 10 gross acres in size with sloping terrain. The Assessor's Parcel Number ("APN") of the parcel is 3247-052-002. The property is currently vacant.

1. **EXISTING ZONING**. The subject property is zoned A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area) in the Castaic Zoned District.
Surrounding properties are zoned as follows:
   - North: A-2-2 (Heavy Agricultural – Two Acres Minimum Required Lot Area)
   - South: A-2-2
   - East: A-2-2
   - West: A-2-2

6. **EXISTING LAND USE.** The subject property is vacant.
Surrounding properties are developed as follows:
   - North: Single-family residences, Vacant
   - South: Vacant
   - East: Vacant
   - West: Vacant

7. **PREVIOUS CASES/ZONING HISTORY.**
Previous cases:
The underlying tract map, Tract 34170, was recorded on October 27, 1987 in Map Book 1097, pages 53-59 and created 11 single family lots on 118 acres in the A-2-2 zone.

8. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.**
Santa Clarita Valley Area Plan Consistency
The proposed project is required to comply with the provisions of the Santa Clarita Valley Area Plan ("Area Plan") that was adopted in 1984 and had a comprehensive update in 1990. The Area Plan is a component of the Los Angeles Countywide General Plan ("General Plan"). Staff evaluated the plan consistency of the project using the land use category, goals, and policies of the Area Plan and finds this project to be consistent with the Area Plan.

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The project site is located within the three land use categories of the Santa Clarita Valley Area Plan: HM (Hillside Management), N-1 (Non-Urban 1 – 0.5 dwelling units per acre), and W (Floodway/Floodplain). The property is 10 gross acres from which 7.1 acres is designated HM, 0.9 acres N1 and 2 acres W. Since this property contains slopes of more than 25 percent, the maximum allowable density for the project is determined through review of the slope density analysis, as required by County Code Section 22.56.215 ("hillside management criteria"). This review is discussed in the "Zoning Ordinance and Development Standards Compliance" section below.

The following policies of the Santa Clarita Valley Area Plan are applicable to the proposed project:

- Land Use Element
  Environmental Sensitivities
  5. 1 - Direct future growth away from areas exhibiting high environmental sensitivity to development unless appropriate mitigating measures can be implemented. An environmental assessment of the property was done and determined that mitigation measures would be necessary to reduce the impacts to biological resources to less than significant.

  5.2 - Minimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems. The project was designed to avoid any impacts on the 13 oak trees existing in the site and to preserve 70 percent of the property as open space.

- Community Design Element
  Relationship of Urban and Natural Environments
  2.1 - Carefully integrate physical development in rural areas into the natural environmental setting. The project was designed to preserve 70 percent of the property as open space and avoid any impacts on the 13 oak trees existing in the site.

- Public Service and Facilities Element
  Liquid Waste Disposal/Reclamation
  2.1 - Require a public or private sewage treatment system for developments which, if left unsewered, would threaten nitrate pollution of groundwater, or where otherwise required by county regulation. The project includes a septic system which will ensure sewage treatment in accordance to County regulations.

- Environmental Resources Management Element
  Natural Resources

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1.3 - Establish an environmental early-warning system within the County government to monitor the health and viability of rare species and such "threatened" species as oak trees and to take positive action to guarantee their survival. The oak trees located on the property will not be impacted by the development, mitigation measures were included to ensure proper protection protocol to the trees during construction activities.

1.9 - Monitor the effectiveness of the County's Oak Tree Ordinance which was designed to preserve and enhance the oak trees of the Santa Clarita Valley. The oak trees located on the property will not be impacted by the development, mitigation measures were included to ensure proper protection protocol to the trees during construction activities.

9. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.

Hillside Management Conditional Use Permit

Pursuant to County Code Section 22.56.215, a CUP for Hillside Management is required for this project because the project site includes natural slopes of 25 percent or more and proposes a density that exceeds the low-density threshold, as determined by the slope density analysis per County Code Section 22.56.215(E). For non-urban projects like this one (whether they are designated N-1 or HM), the slope density analysis calculations yield a low density threshold and a high density threshold based on how much of the project area is within each of three slope categories:

- Areas that have slopes between zero and 25 percent are allowed one dwelling unit per five acres for the low-density threshold, and one dwelling unit per two acres for the high-density threshold.
- Areas with slopes between 25 and 50 percent are allowed one dwelling unit per ten acres for the low-density threshold, and one dwelling unit per two acres for the high-density threshold.
- Areas that have slopes over 50 percent are allowed no density for the low-density threshold, and one dwelling unit per 20 acres for the high-density threshold.

Areas that are designated W (Floodplain/Floodways) are allowed no density in any slope category.

The slope density analysis table below shows the break down of the 10 gross acres into the three land use plan categories and slope ranges. It shows the density given to each slope category and the calculations required by County Code Section 22.56.215:

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Non-Urban Hillside Slope Density Analysis Table

Plan Category	Slope Range	Gross Acreage	Low Density Threshold	Low Yield No. of Units	Max Density Threshold	Max Yield No. of Units
N1	0-24.99%	0.5	1du/5ac*	0.1	1du/2ac	0.2
	25-49.99%	0.4	1du/10ac	0.0	1du/2ac	0.2
	50%+	0.0	n/a	0.0	1du/20ac	0.0
HM	0-24.99%	2.6	1du/5ac	0.5	1du/2ac	1.3
	25-49.99%	3.6	1du/10ac	0.4	1du/2ac	1.8
	50%+	1.0	n/a	0.0	1du/20ac	0.0
W	n/a	2.0	n/a	n/a	n/a	n/a
Total Project		10.0		**1.0**		**3.5**

*One Dwelling Units per Five Acres

Based on the slope density analysis, the range of allowable units is between one and 3.5 dwelling units. Therefore, the applicant's proposal to create two dwelling units is within the density range allowed by the Area Plan.

As shown on the Open Space Exhibit dated October 3, 2012, this project will provide approximately 81 percent of the gross area as open space. The Open Space Exhibit shows that the open space area will be contained within the individual single-family lots. The proposed 81 percent open space area is more than the 70 percent open space that is required by the hillside management criteria. This open space area will be delineated on the final map, and the applicant will dedicate construction rights within this area to the County of Los Angeles.

A-2-2 Zone Area Requirements

The project meets the two acres minimum net lot area per unit requirement of the A-2-2 zone. This requirement can be found in County Code Section 22.52.100.C.

Castaic Area Community Standards District

Pursuant to Section 22.44.137 of the County Code, establishments in the Castaic Area Community Standards District (CSD) are subject to the following applicable development standards -

Community-wide Development Standards:

Street improvements. In residential land divisions where at least 75 percent of the lots exceed a net area of 15,000 square feet, local streets shall comply with the following standards, as approved by the county department of public works and the county fire department:

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a. Local streets shall have a maximum paved width area of 28 feet, excluding any inverted shoulder or concrete flow line;

b. Curbs, gutters, and sidewalks are prohibited unless otherwise deemed necessary for public safety purposes;

c. Inverted shoulder cross-sections shall be required unless an alternate design is deemed necessary for public safety; and

d. Regardless of lot size, street lights shall:

   i. Have a mission bell shape or similar design consistent with the character of the community and shall be compatible in style and material with the poles on which they are mounted. Proposals from the Castaic Area Town Council will be considered for determining the appropriate style of street lights, provided these proposals are approved by the county department of public works and the local electric utility serving the area under consideration; and

   ii. Be placed the maximum distance apart with the minimum lumens allowable by the county department of public works.

   Since the proposed project is a five acre lot subdivision, no road improvements are required per the Department of Public Works pursuant to Section 21.32.060 of the County Code. Therefore these development standards do not apply.

Neighborhood Parks:

a. Subject to Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the hearing officer and/or commission shall, to the greatest extent possible, require the subdivider of a residential land division to provide sufficient park space such that 90 percent of all residential lots within the land division are within one-half mile of a neighborhood park that has a minimum size of two acres.

b. In complying with subsection 21.24.350.B for land divisions that contain more than 50 lots, the hearing officer and/or commission shall, to the greatest extent possible, require the subdivider to provide park space rather than in-lieu park fees.

c. Neighborhood park space provided pursuant to this subdivision D.4, shall be maintained either by the parks department, or by a Landscaping and Lighting Act District, as determined by the parks department.

   The proposed subdivision is providing its park land obligation in-lieu fees

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($3,791) to the Department of Parks and Recreation as a condition of approval. In addition, the two five-acre residential lots are located in a non-urban area and will preserve more than 70 percent of the property as open space, which may provide ample recreational opportunities to the future residents.

Hillsides:

In addition to the applicable requirements of Section 22.56.215, the following standards shall apply to development within a "hillside management area," as defined in Section 22.08.080

a. Contour grading shall be used to present a rounded appearance that blends with the natural terrain;

   The Vesting Tentative Parcel Map depicts contour grading around the proposed pads to the extent feasible. Due to the topographic conditions, the cut slope facing south in Lot 1 does not have contour grading.

b. Curvilinear street design and other improvements shall be used to minimize grading alterations and emulate the natural contours of the hillsides;

   The two proposed driveways are curvilinear and emulate the natural contours to the extent possible.

c. Terraced drains required in cut-and-fill slopes shall be paved with colored concrete to blend with the natural soil or shall be concealed with berms;

   A condition of approval will be included to require that terrace drains in cut-and-fill slopes be colored concrete to blend with the natural soil or be concealed with berms.

d. Terraced slopes resulting from grading shall be landscaped with locally indigenous vegetation, as described in subsection D.8, below;

   No terraced slopes are being proposed.

e. In addition to the requirements of subsection D.6, residential projects located at or near the crest of a ridgeline and on or near a hillside with a down slope greater than 15 percent and facing a public right-of-way, shall provide 15 gallon non-invasive trees within 10 feet of the top of the slope, spaced a maximum of 15 feet apart; and

   The project is not located at or near a crest or ridgeline.

f. Grading and brushing on slopes with a 50 percent or greater steepness shall be prohibited, except for:

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i. Clearance brushing for fire safety or for controlling soil erosion or flood hazards;

ii. Grading or brushing for vegetation clearance by a public utility from its right-of-way;

iii. Grading or brushing to remove invasive or noxious weeds that pose health and safety hazard to humans or animals; or

iv. Grading or brushing approved under a hillside management conditional use permit pursuant to Section 22.56.215

Grading is proposed on slopes with a 50 percent or greater steepness and the project includes a hillside conditional use permit.

Locally indigenous vegetation:

The removal or destruction of locally indigenous vegetation is prohibited on a parcel of land one acre or greater in size, where the area of removal or destruction is greater than ten percent of the parcel. For purposes of this subsection, locally indigenous vegetation is defined as the vegetation listed on the Castaic Area List of Indigenous Plants, prepared and maintained by regional planning. This subsection shall not apply to the removal or destruction of locally indigenous vegetation:

a. That is necessary to comply with county regulations relating to brush clearance for fire safety or is otherwise required by the county fire department;

b. On a publicly owned right-of-way;

c. By a public utility on its own property or right-of-way or on land providing access to such property or right-of-way;

d. For work performed under a permit issued to control erosion or flood hazards; or

e. That poses a hazard to persons or property, as determined by the county fire department.

An environmental assessment detected two special-status plant species were on the Project site: peirson's morning glory and slender mariposa lily. Mitigation measures were identified in the Mitigation Monitoring Program ("MMP") (Attachment) to reduce the impact to these species to less than significant. Mitigation measures include protocols to survey the area before grading permits and salvage and transplant the impacted plant individuals.

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Fences:

Fences along any public or private road shall comply with the applicable provisions of Section 22.48.160 and shall be made of split rail, open wood, rock, block, or iron. Chain link may be substituted for these materials but must be landscaped along the entire length of the fence to a height determined appropriate by the director. Such landscaping shall be maintained in the manner described in subsection G.1.c.iv, below.

No fences are proposed as part of this project.

Lighting:

Exterior lighting shall be designed to prevent off-site illumination and glare upon adjacent parcels, public areas, environmentally sensitive areas, and the night sky.

Conditions of approval will be included to ensure that off-site illumination and glare upon the surrounding areas are prevented.

Oak Tree Protection:

Notwithstanding the exemptions from publishing and hearing contained in subsection C of Section 22.56.2130 and Section 22.56.2160, respectively, an oak tree permit for the removal or relocation of one oak tree in conjunction with a single-family residence use, which use is permitted in the applicable zone, shall require publishing and hearing as otherwise required in Part 16 of Chapter 22.56.

The oak trees located on the property will not be impacted by the development, mitigation measures were included to ensure proper protection protocol to the trees during construction activities.

Area-specific Development Standards:
Area 2—Hasley Canyon Area.

a. Purpose. This area is established to protect and preserve the serene, rural environment of Hasley Canyon. Hasley Canyon is characterized by large lots, equestrian trails, rolling hills, and a number of significant ridgelines. The area also contains the Hasley Canyon Creek.

   The proposed project is a two five-acre lot subdivision characterized by large lots and rural environment which is in compliance with the purpose of the area.

b. Area Description. The boundaries of this area are shown on the official Castaic Area CSD Map maintained at regional planning under the heading

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Hasley Canyon. A small depiction of this area is also shown on the map following this Section.

c. Clustering. Density transfer or clustering shall be prohibited in this area.

No density transfer is being proposed.

d. Lot Size. Single-family residential lots created by a land division shall contain a minimum gross area of two acres and a minimum net area of 40,000 square feet.

The proposed lots are five gross acres each.

e. Setbacks. New residential lots and existing legal lots as of the effective date of this CSD that have a minimum gross area of two acres where no residence has yet been built, shall have a minimum front and rear yard setback of 25 feet, and a minimum side yard setback of 10 feet.

No buildings are being proposed.

The project must comply with the Los Angeles County Green Building, Drought-Tolerant Landscaping, and Low-Impact Development Ordinances.

9. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The project site is surrounded by large single-family residential lots to the north and vacant land to the east, west and south. The proposed development will have a density of 0.2 dwelling units per acre, a density that is consistent with the 0.5 dwelling units per acre maximum permitted in Land Use categories N-1 and HM in the Area Plan, which comprises the majority of the area surrounding the project site. The project's density is consistent to existing and planned development in the area. Without a Hillside Management CUP, the applicant would not be able to subdivide the property. With the CUP, the applicant can propose two lots, and must provide a substantial amount of open space (minimum 70 percent) and must also comply with conditions to ensure that the design of the subdivision is compatible with the terrain and with the surrounding neighborhood. The applicant is required to comply with the Open Space Exhibit, which shows that 8.4 acres (84 percent of the project area) will be natural open space in perpetuity. The types of open space used in this calculation are undisturbed natural areas and areas graded for rounding of slopes to contour appearance. The conditions also require that the only grading allowed is the grading required for the private driveway and fire lane, the individual driveways to the houses, and the building pads. These building pads are each approximately 28,000 and 22,000 square feet in size and are shown on the Open Space Exhibit dated October 3, 2012 and on the CUP Exhibit "A" dated July 17, 2012. All future development will be required to substantially conform to these Exhibits. Additionally, the Mitigation Measures require that special status plant species be protected. The conditions

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of the CUP and the MMP will ensure that this project blends in both with the natural environment and with the surrounding neighborhood. This residential project will create two new lots that are consistent with applicable policies and preserve habitat for native flora and fauna.

10. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of representatives from the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the subject Tentative Tract Map and Exhibit "A" dated July 17, 2012 and recommends the attached conditions.

11. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

12. **PUBLIC COMMENTS.** Staff has not received any public comments regarding this project.

13. **BURDENS OF PROOF.** The applicant is required to substantiate all facts identified by Sections 22.56.040 (Conditional Use Permit) and 22.56.215.F (Hillside Management) of the County Code. The Burdens of Proof with applicant's responses are attached. Staff is of the opinion that the applicant has met the burden of proof.

14. **REVISED EXHIBIT "A"S.** All development proposed on these lots will be reviewed by Regional Planning to ensure that it substantially conforms with Exhibit "A" dated July 17, 2012 and the Open Space Exhibit dated October 3, 2012. Substantial conformance consists of all of the following:

    - The proposed pad elevation must match the pad elevation shown on the Exhibit "A." A deviation from this pad elevation of up to three feet will also be considered substantial conformance.
    - The proposed grading amounts, cut and fill, for each pad and all driveways must match the amount shown on the Exhibit "A". A deviation from these grading amounts of up to 10 percent will also be considered substantial conformance.
    - The location and quantity of open space provided on each lot must match the location and quantity of open space shown on the Open Space Exhibit. All lots will individually contain no less than 70 percent natural

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open space. No lot containing less open space can be found to be in substantial conformance.

- The location of the building pads and driveways shall conform to the locations shown on the Exhibit "A". No driveways or building pads in any location other than that shown on the Exhibit "A" shall be considered to be in substantial conformance.

Any proposed development that does not meet these standards will not be authorized by this CUP. Such development will require a new CUP to ensure compliance with hillside management design criteria as well as all other applicable requirements current at the time of filing for this new CUP. If the lot provides at least 70 percent of its gross area as natural open space, then the applicant for that CUP will be the owner of the lot.

CONDITIONAL USE PERMIT SPECIFIC FINDINGS

15. The proposed project is required to comply with the provisions of the Santa Clarita Valley Area Plan that was adopted in 1984 and had a comprehensive update in 1990. The Area Plan is a component of the Los Angeles Countywide General Plan. Staff evaluated the plan consistency of the project using the land use category, goals, and policies of the Area Plan and finds this project to be consistent with the Area Plan. The applicant's proposal to create two dwelling units is consistent the density range allowed by the Area Plan.

    Therefore, the proposed use will be consistent with the adopted general plan for the area.

16. A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Through mitigation efforts, potential impacts to biological resources have been reduced to a level of no significant impact. Furthermore, future development on the proposed parcels must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.

    Therefore, the requested use at the location proposed 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

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not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

17. The project meets the two acre minimum net lot area per unit requirement of the A-2-2 zone. This requirement can be found in County Code Section 22.52.100.C.

    Therefore, 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 this Title 22, as is otherwise required in order to integrate said use with the uses in the surrounding area.

18. The subject property is on the west side of Hasley Canyon Road, a public street with 24 feet of paving. Lot 1 will take access from Burlwood Drive, a private and future street with 24 feet of paving, via an approximately 550-foot long, 20-foot wide driveway. Lot 2 will take access from Hasley Canyon Road, via an approximately 250-foot long driveway.

    Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

SUBDIVISION SPECIFIC FINDINGS

19. The property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by septic tank, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.

    Therefore, the site is physically suitable for the land division and density being proposed.

20. Sewage disposal, storm drainage, fire protection, and geological and soils factors are adequately provided for and requirements to ensure their provision are included in the conditions of approval.

    Therefore, the design of the subdivision and the type of improvements proposed will not cause serious public health problems.

21. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high-value riparian habitat. Additionally, the following project mitigation requirements pertain to the site's biological resources:

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surveys shall be conducted in the spring prior to initiation of construction activities for Peirson's morning-glory and slender mariposa lily and if individuals are found, further mitigation specified in the MMP is required; proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season to avoid take of birds or their eggs.

Therefore, the design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat.

22. The proposed lots are five gross acres in size, and the building pads are all greater than 20,000 square feet in size. All the oak trees will remain on site and there is sufficient room on the proposed single-family lots to plant future trees.

    Therefore, the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.

23. The design as shown on the tentative map and set forth in the conditions of approval provide adequate protection for all easements, both public and private.

    Therefore, the division of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map.

24. The property does not contain public waterway, river, or stream as defined in California Government Code ("Government Code") section 66478.4(c).

    Therefore, Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

25. The project will be served by a septic tank.

    Therefore, the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.

26. The project site is surrounded mainly by vacant lots with a large single-family residential lot to the north. To the north, west, and south, the lots are large-size lots with varying from 2 acres to 40 acres in size. The proposed development will

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have a density of 0.2 dwelling units per acre, a density that is consistent with the maximum 0.35 dwelling units per acre maximum permitted under the Area Plan.

Therefore, the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

ENVIRONMENTAL DETERMINATION

27. The areas of potential significant environmental impact found to be less than significant with project mitigation include the following:

- Biological Resources – the following project mitigation requirements pertain to the site's biological resources: surveys shall be conducted in the spring prior to initiation of construction activities for Peirson's morning-glory and slender mariposa lily and if individuals are found, further mitigation specified in the MMP is required; proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season to avoid take of birds or their eggs.

The proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard.

Therefore, A Mitigated Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Through mitigation efforts, potential impacts to biological resources have been reduced to a level of no significant impact.

28. **EXPIRATION OF TENTATIVE MAP APPROVAL.** The California Subdivision Map Act and County Code Section 21.44.180 state that the approval of a tentative map shall be effective for a period of two years. Regional Planning may grant one or more extensions to the terms of approval of a tentative map. Each extension shall be for no more than one year and the sum of such extensions shall not exceed six years. If the advisory agency denies the subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the action of the advisory agency.

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29. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL HEARING OFFICER CONCLUDES:

WITH RESPECT TO THE CONDITIONAL USE PERMIT:

A. That the proposed use will be consistent with the adopted general plan for the area; and

B. That the requested use at the location proposed 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; and

C. 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 this Title 22, as is otherwise required in order to integrate said use with the uses in the surrounding area; and

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

WITH RESPECT TO THE SUBDIVISION:

E. The site is physically suitable for the land division and density being proposed.

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F. The design of the subdivision and the type of improvements proposed will not cause serious public health problems.

G. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat.

H. The design of the subdivision provides to the extent feasible for future passive or natural heating or cooling opportunities therein.

I. The division of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map.

J. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

K. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.

L. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Vesting Tentative Parcel Map as set forth in County Code Title 21 (Subdivision Ordinance) and the California State Subdivision Map Act.

HEARING OFFICER ACTION:

1. The Hearing Officer, having considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect of the environment as modified, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.

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2. In view of the findings of fact and conclusions presented above, Vesting Tentative Parcel Map No. 069664 and Conditional Use Permit No. 200800198 are Approved subject to the attached conditions.

SD:CB
November 21, 2012

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DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. PM069664-(5)
VESTING TENTATIVE PARCEL MAP NO. 069664
Map Date: July 17, 2012

1. Tentative Parcel Map 069664, as depicted on the tentative map dated July 17, 2012 is approved for two single-family lots on 10 gross acres. Access to Lot 1 is provided through a 550-foot long, 20-foot wide private driveway and fire lane that takes access from Burlwood Drive, a private and future street. Access to Lot 2 is provided through a 250-foot long, 20-foot wide private driveway and fire lane that takes access from Hasley Canyon Road, a public street with 24 feet of paving.

2. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant and any other successors or assigns making use of this entitlement.

3. The subdivider shall conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code ("County Code"). This includes all requirements of the A-2-2 (Heavy Agricultural-Two Acres Minimum Required Lot Area) zone, including the area requirement, and the Castaic Area Community Standard District ("CSD").

4. The subdivider shall submit evidence that the conditions of associated Conditional Use Permit ("CUP") No. 200800198 have been recorded prior to Final Map approval.

5. The subdivider shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the tentative map, dated July 17, 2012, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department ("Fire Department").

6. The subdivider shall label the driveway as "Private Driveway and Fire Lane" on the Final Map.

7. The subdivider shall delineate all open space areas on the Final Map and shall label these areas as "Dedicated Open Space," as shown on the Open Space Exhibit dated October 3, 2012.

8. The subdivider shall dedicate to the County of Los Angeles all construction rights over all open space areas on the Final Map, as shown on the Open Space Exhibit dated October 3, 2012.

9. The subdivider shall submit a draft copy of a maintenance agreement to Regional Planning for review and approval prior to Final Map approval. This maintenance agreement shall:

a. Require that the driveway be posted with "No Parking—Fire Lane" signs;

b. Provide for the continued enforcement of the "No Parking—Fire Lane" signs;

c. Provide for the maintenance of any driveway required to be a fire lane by the Fire Department; and

d. Provide in the maintenance agreement a method for continual maintenance of the common areas, including the driveway.

This maintenance agreement shall be recorded immediately following the recordation of the Final Map and a copy shall be provided to the Department of Regional Planning.

10. All future development on the proposed lots shall comply with the Los Angeles County Green Building Ordinance, Low Impact Development Ordinance, and Drought-Tolerant Landscaping Ordinance.

11. Pursuant to County Code Section 21.32.195, the subdivider shall plant one tree of a non-invasive species in the front yard of each single-family lots. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to Final Map approval, the subdivider shall obtain approval by Regional Planning of the landscaping plan, and the subdivider shall post a bond with Public Works or provide other sufficient verification to the satisfaction of Regional Planning to ensure the planting of the required landscaping.

12. The subdivider shall submit a Fuel Modification and Landscape Plan to the County of Los Angeles Fire Department ("Fire Department") and Department of Regional Planning for review and approval prior to the issuance of grading permit or prior to Final Map approval – whichever comes first.

13. Within three (3) days of the end of the appeal period, the subdivider shall remit processing fees (currently $2,176.50) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

14. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian ("Librarian") prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the Santa Clarita Valley Planning Area, in the amount required by Chapter 22.72 at the time of payment (currently $829.00 per dwelling unit) and provide proof of payment to Regional Planning. The fee is subject to

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adjustment as provided for in applicable local and State law. The subdivider may contact the Librarian at (562) 940-8450 regarding payment of fees.

15. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently $200.00 per inspection).

16. 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 approval, which is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully 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 fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency.

17. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which the actual costs shall be billed and deducted:

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.

    b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

    The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

18. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended to the Los Angeles County Subdivision Committee, which consists of Public Works, Fire Department,

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Los Angeles County Department of Parks and Recreation, and the Los Angeles County Department of Public Health, in addition to Regional Planning.

Attachments:
Mitigation Monitoring Program (pages 1- 6)
Subdivision Committee Report (pages 1- 18)

SZD:CSB
November 21, 2012

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COUNTY OF LOS ANGELES
PROJECT NO. PM069664-(5)
CONDITIONAL USE PERMIT NO. 200800198

1. This grant authorizes the use of the subject property in a non-urban hillside management area for two new single-family lots as depicted on the approved Exhibit "A".

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 9 and 35 of this grant. Notwithstanding the foregoing, this condition No. 2, and Condition Nos. 7, 10, 11, and 12 shall be effective immediately upon final approval of this grant by Los Angeles County.

3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or entity making use of this grant.

4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Commission") or Los Angeles County Hearing Officer ("Hearing Officer") may, after conducting a public hearing, revoke or modify this grant if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. Within three days of the end of the appeal period, the permittee shall remit processing fees (currently $2,176.50 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code) to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and

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Game. No project subject to this requirement is final, vested or operative until the fee is paid.

8. The subject property shall be developed and maintained 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 permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

9. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently $200.00 per inspection).

10. The permittee 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 permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding, and the County shall fully cooperate in the defense.

11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of $5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

    b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code ("County Code") Section 2.170.010.

12. This grant shall expire at the time that the Vesting Tentative Parcel Map expires without recordation of a final map. Entitlement to the use of the subject property after expiration of this grant and related entitlements shall be subject to the regulations in effect at the time of such use is proposed. Recordation of a final map shall be considered use of this grant.

13. All development shall comply with the requirements of the Title 22 of the County Code and of the specific zoning of the subject property except as specifically modified by this grant as set forth in these conditions, including the approved Exhibit "A," or a Revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").

14. The development of the subject property shall conform to the conditions approved for Tentative Parcel Map No. 069664.

15. Open space shall comprise not less than 70 percent (7 acres) of the gross project area, as shown on the approved Open Space Exhibit.

16. All open space areas shall be maintained in their natural condition by the individual lot owners, as shown on the Open Space Exhibit.

17. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.

18. The permittee shall provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include language in the project's CC&Rs that would require continued maintenance of the plantings for lots having planted slopes by a homeowners' association prior to final map approval, the permittee shall submit to Regional Planning a copy of the draft document before it is recorded.

19. All utilities shall be placed underground.

20. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").

21. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.

22. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00AM and 6:00PM and Saturday, between 8:00AM and 5:00PM. No Sunday or holiday operations are permitted.

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23. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.

24. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.

25. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

26. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.

27. All construction and development within the subject property shall comply with the applicable provisions of the Angeles County Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.

28. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.

29. The permittee shall utilize concrete consisting of a natural ("earth-toned") color for all terrace drains, splash walls and down drains that blends with the surrounding landscape and is compatible with the character of the community.

30. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health. Adequate water and sewage facilities shall be provided to the satisfaction of said department.

31. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.

32. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a revised Exhibit "A" (fully dimensioned, detailed site plan), indicating that the proposed construction and associated grading:

    a. Substantially conforms to the Exhibit "A". Substantial conformance shall consist of all of the following:

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i. The proposed pad elevation shall match the pad elevation shown on the Exhibit "A." A deviation from this pad elevation of up to three feet shall also be considered substantial conformance.

ii. The proposed grading amounts, cut and fill, for each pad and all driveways must match the amount shown on the Exhibit "A". A deviation from these grading amounts of up to 10 percent will also be considered substantial conformance.

iii. Open space shall comprise not less than 70 percent of the gross area, as shown on the Open Space Exhibit. Such open space shall be contained entirely within the individual lots on the approved tentative map and open space exhibit. No less than 70 percent of the gross area of each lot shall be considered to be in substantial conformance.

iv. The location and height of all proposed retaining walls shall match the location and height of the retaining walls shown on the Exhibit "A." Retaining walls that are shorter than those shown on the Exhibit "A" shall also be considered to be in substantial conformance. No taller retaining walls or retaining walls in any other location regardless of height shall be considered to be in substantial conformance.

v. The location of the building pads and driveways shall conform to the locations shown on the Exhibit "A". No driveways or building pads in any location other than that shown on the Exhibit "A" shall be considered to be in substantial conformance.

b. Complies with the conditions of this grant and the standards of the zone and CSD;

c. Is compatible with hillside resources; and

d. Complies with the Los Angeles County Green Building, Drought-Tolerant Landscaping and Low Impact Development Ordinances.

33. Any proposed development that does not meet these standards will not be authorized by this CUP. Such development will require a new CUP to ensure compliance with hillside management design criteria as well as all other applicable requirements current at the time of filing for this new CUP.

34. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the [Mitigated Negative Declaration/Environmental Impact Report] for this project, in the office of the Recorder. Prior to recordation of the covenant,

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the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

35. Prior to final map approval, the permittee shall deposit the sum of $6,000.00 with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigations Monitoring Reports.

36. 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 22.56, Part 13 of the County Code.

37. All development pursuant to this grant must be kept in full compliance with the County Fire Code.

38. All development pursuant to this grant shall conform with the requirements of the Public Works.

39. Due to low pressure problems at higher elevations within the system, the project is required to comply with the following to the satisfaction of Public Works:

    a. Installation of a minimum 5,000 gallon on-site buffer tank that will fill during the timer settings prescribed by the District.

    b. Installation of a pump that will pressurize.

    c. Installation of a bladder/hydropneumatic tank located downstream of the buffer tank. The system design will be subject to review and approval by Public Works, Waterworks District Engineer. The domestic water demand for the subject properties will be taken off peak hours via a valve operated by a timer to alleviate the pressure problems during peak domestic water demand that occurs during 4am to 8am in the public water system. This system shall be a private facility owned and maintained by the property owner on the downstream side of each water meter. Should additional fire hydrants or higher fire flow exceeding 1250 gpm be required, the owner shall design and construct additional facilities to satisfy the higher fire requirements.

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40. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.

41. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

Attachments:
Mitigation Monitoring Program (pages 1- 6)
Subdivision Committee Report (pages 1- 18)

SZD:CSB
November 21, 2012

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The following reports consisting of 11 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. 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.

6. 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.

7. Extend lot lines to the center of private and future streets.

8. Grant ingress/egress and utility easements to the public over the private and future or future streets.

9. The following note shall be placed on all parcel maps with parcel sizes of five acres or more: "Further division of this property to parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."

10. Quitclaim or relocate easements running through proposed structures.

11. 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.

12. 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.

13. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. 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.

14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HCW JKC

Prepared by John Chin Phone (626) 458-4918 Date 07-30-2012

pm69664L-rev4.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO. 69664

TENTATIVE. MAP DATED 07/17/2012
EXHIBIT MAP DATED 07/17/2012
CUP NO. 200800198

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Parcel Map Conditions:

Prior to recordation of a Final Map:

1. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

2. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

3. Submit covenants for cross lot drainage and grading to the satisfaction of the Department of Public Works to record concurrently with the final map.

CUP Conditions:

Prior to building permits:

4. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).

5. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.

6. Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within a watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).

7. Comply with the requirements of the drainage concept/hydrology/Low Impact Development (LID)/ Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 08/23/2011 to the satisfaction of Public Works.

Name _____ Date 08/06/2012 Phone (626) 458-4921
Christopher Sheppard

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 69664
SUBDIVIDER Howell
ENGINEER Land Design Consultants, Inc.
GEOLOGIST & SOILS ENGINEER Southwest Geotechnical, Inc.
OTHER REPORTS Robert Stone & Associates

TENTATIVE MAP DATED 7/17/12 (Rev. and Exhibit)
LOCATION Hasley Canyon
GRADING BY SUBDIVIDER [Y] (19,775 y^3)
REPORT DATE 2/16/12, 10/20/09, 6/27/08
REPORT DATE 7/15/78, 3/22/78 (Tract 34170)

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. 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 GS051.0 in the Manual for Preparation of Geotechnical Reports (http://dpw.lacounty.gov/gmed/Manual.pdf).

2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.

3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at http://dpw.lacounty.gov/gmed/Manual.pdf).

4. 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 (refer to GS063.0 in the manual for preparation of Geotechnical Reports).

6. The Soils Engineering review dated 8/13/12 is attached.

Prepared by _____ Date 8/8/12
Geir Mathisen

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
69664, PM5 APP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129 / A863 / 1hr
Sheet 1 of 1

DISTRIBUTION:
___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Tentative Parcel Map	69664
Location	Hasley Canyon
Developer/Owner	Howell
Engineer/Architect	Andel Engineering Co.
Soils Engineer	Southwest Geotechnical, Inc. (0710254)
Geologist	Same as above

Review of:
Revised Tentative Parcel Map Dated by the Processing Center 7/17/12 (Rev.)
Soils Engineering and Geology Report Dated 2/16/12, 10/20/09, 6/27/08
Previous Review Sheet Dated 6/28/12

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below.

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

At the grading plan stage, submit Soils Engineering reports to the Soils Section for verification that the completed work complies with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

REGISTERED PROFESSIONAL ENGINEER YOSHIYA MORISAKU No. 67587 Exp. 6/30/13 CIVIL STATE OF CALIFORNIA

Reviewed by Yoshiya Morisaku Date 8/13/12

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.
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TENTATIVE PARCEL MAP 69664

1. Approval of this map pertaining to grading is recommended (No grading is proposed).

CONCURRENT WITH RECORDATION OF FINAL MAP

1. Due to cross-lot drainage/grading, provide a recorded covenant and agreement to the satisfaction of the Department of Public Works stating that grading for all parcels shall be performed simultaneously (under the same grading permit) in accordance with the approved exhibit map prior to sale of any of the individual parcels.

CONDITIONAL USE PERMIT (2008-00032)

The conditional use permit (CUP) shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Provide approval of:

   a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.

   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

2. Submit a grading plan for approval. The grading plan must show simultaneous grading of the 2 parcels and show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

4. A covenant and/or deed restriction to the satisfaction of Public Works is required for the cross-lot grading and drainage between parcels 1 and 2.

Name Tony Hui Date 08/09/12 Phone (626) 458-4921

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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 69664

TENTATIVE MAP DATED 07-17-2012
EXHIBIT MAP DATED 07-17-2012
CUP NO. 200800198

PM ROAD CONDITIONS:

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

1. Provide additional slope easements along Burlwood Drive (if needed) to adequately construct future road improvements to the satisfaction of Public Works.

2. Provide drainage easements on Burlwood Drive (for future culvert placement) to the satisfaction of Public Works.

3. Re-offer private and future right of way 30 feet from centerline on Burlwood Drive along the property frontage.

CUP ROAD CONDITIONS:

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

1. Provide additional slope easements along Burlwood Drive (if needed) to adequately construct future road improvements to the satisfaction of Public Works.

2. Provide drainage easements on Burlwood Drive (for future culvert placement) to the satisfaction of Public Works.

3. Construct all driveway approaches, including the proposed driveway access along Burlwood Drive, to comply with, or in substantial conformance of, the layout shown on Exhibit A to the satisfaction of Public Works. Any work within Public right of way will require an encroachment permit.

Prepared by Matthew Dubiel Phone (626) 458-4921 Date 07-30-2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER

PARCEL MAP NO. 69664 (Rev.)

TENTATIVE MAP DATED 07-17-2012
EXHIBIT MAP DATED 07-17-2012

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

Approved without conditions. This is a 5+ acres subdivision.

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 08-13-2012
Pm69664s-rev4.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 69664 (Rev.)

TENTATIVE MAP DATED 07-17-2012
EXHIBIT MAP DATED 07-17-2012

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

Approved without conditions. This is a 5+ acres subdivision.

Prepared by Tony Khalkhali Phone (626) 458-4921 Date 08-13-2012
pm69664w-rev4.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 69664 Map Date: July 17, 2012 - Ex A

C.U.P. _____ Vicinity: 2916B

☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881–2404.

☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

☐ The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department recommends approval of this project as presently submitted with the following conditions:**
- Vehicular access shall be extended to within 150 feet to all exterior walls of all structures.
- Fire Department turnarounds shall provide a maximum grade of 5%.
- Grade changes in within the Fire Lanes shall not exceed 10% in 10 feet.

By Inspector: *Juan C. Padilla* Date August 16, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 69664 Map Date: July 17, 2012 - Ex A

Revised Report _____

☒ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☐ The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of __ hours, over and above maximum daily domestic demand. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☐ Fire hydrant requirements are as follows:

Install ____ public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☐ Location: As per map on file with the office.
☐ Other location: ____

☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Water system requirements for fire protection on each lot will be addressed during the architectural plan review prior to building permit issuance.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector *Juan C. Padilla* Date August 16, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **69664**	DRP Map Date: **07/17/2012**	SCM Date: **08/16/2012**	Report Date: **07/26/2012**
Park Planning Area # **35B**	**CASTAIC/VAL VERDE**	**CSD: Castaic**	Map Type: **REV. (REV RECD)**

Total Units **2** = Proposed Units **2** + Exempt Units **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.

Park land obligation in acres or in-lieu fees:

ACRES:	**0.02**
IN-LIEU FEES:	**$3,791**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $3,791 in-lieu fees.

Trails:

No trails.

Comments:

*****Advisory:**

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.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber

James Barber, Land Acquisition & Development Section

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 69664	DRP Map Date: 07/17/2012	SMC Date: 08/16/2012	Report Date: 07/26/2012
Park Planning Area # 35B	CASTAIC/VAL VERDE CSD: Castaic		Map Type: REV. (REV RECD)

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

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = 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 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

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 2 = Proposed Units 2 + Exempt Units 0

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.36	0.0030	2	0.02
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	0.02

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	$189,543	$3,791

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	$189,543	$3,791

COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

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Michael D. Antonovich
Fifth District

Parcel Map No. 069664

Vicinity: Santa Clarita

Tentative Parcel Map Date: July 17, 2012 (4th Revision)

The Los Angeles County Department of Public Health recommends approval of **Tentative Parcel Map 069664**, subject to the conditions listed in the attached reports. Any change to the method of sewage disposal and approved source of potable water supply shall invalidate this approval.

Prepared by: KHabaradas Phone No: (626) 430-5382 Date: August 9, 2012
Ken Habaradas

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: August 9, 2012

Map No. Parcel Map 069664

Map Date: July 17, 2012

The Drinking Water Program recommends approval of this map with the following condition:

1. Potable water will be supplied by the Los Angeles County Waterworks District No. 36, a public water system which guarantees water connection and service to the proposed subdivision.

For questions regarding the potable water requirements, please contact Richard Lavin at (626) 430-5420.

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ LAND USE PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: August 9, 2012

Map No. Parcel Map 069664

Map Date: July 17, 2012

The Land Use Program has reviewed the percolation test report dated February 15, 2011, prepared by Southwest Geotechnical, Inc. and has determined that the data tends to support a premise that the proposed subdivision can reasonably accommodate the installation of OWTS. The Land Use Program recommends approval of Tentative Parcel Map 69664, subject to the following conditions:

1. Prior to installation of any onsite wastewater treatment systems (OWTS), a complete feasibility report shall be submitted to the Land Use Program for review and approval. The feasibility report shall be prepared in accordance with the requirements outlined in Environmental Health's *"A Professional Guide to Requirements and Procedures for Onsite Wastewater Treatment Systems (OWTS)"*. The following items shall be addressed when preparing the feasibility report:

    A. If the area is known to have high ground/subsurface waters, the groundwater monitoring shall be conducted during the months of March, April and May by a California Registered Geologist within the immediate area of the proposed dispersal field and at a depth that ensures the required vertical setback to the ground/subsurface water can be achieved.

    B. Description of the procedure followed while conducting the presoak and percolation tests and the minute per inch readings for every 12 inches as water descends within the cube during the percolation tests.

    C. All proposed locations for OWTS shall be selected in a manner compliant with the required horizontal setbacks; oak and other trees, structures, wells, drainage courses, etc.

    D. All proposed locations for OWTS shall be selected in accordance with the future grading plans. Any future grading in the area where test borings are located may nullify the data that provided a basis for this approval.

Note: If due to the development, unforeseen geological limitations, required setbacks and floor or surface/groundwater related concerns, or for any other related reasons, conformance with all applicable requirements cannot be achieved, this conceptual approval shall be deemed void.

This conceptual approval is intended for the subdivision review process only that encompasses the requirements applicable to OWTS, and does not authorize any land development until the above conditions have been satisfactorily fulfilled.

For questions regarding OWTS requirements, please contact Patrick Nejadian at (626) 430-5390.

Vesting Tentative Parcel Map 69664

CONDITIONAL USE PERMIT- BURDEN OF PROOF (SEC. 22.56.040)

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. ***That the requested use at the location proposed will not:***

1. ***Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.***

2. ***Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.***

3. ***Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.***

The proposed project development of two (2) single-family estate residential lots will provide a creative residential development that is similar with the existing residential neighborhood. The project is consistent in product type and is proposing similar housing to that of the adjacent residential units. In order to ensure the quality of the development after occupancy, the development will adhere to the existing LA Co. General Plan standards.

Far from adversely affecting the health, peace and comfort of the surrounding community, the project will enhance the surrounding community and should increase the surrounding property values. The large lots and vast open spaces will help the community grow in a manner which is consistent with the existing community.

The provision of housing at the project location will not in any way be adverse to the public health, safety or general welfare.

B. ***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 this Title 22 or as is otherwise required in order to integrate said use with the uses in the surrounding area.***

The proposed development provides more than adequate space and accommodates all provisions of the County code as required in order to integrate said use with the uses in the surrounding area. The single-family lots have appropriate space to accommodate required parking, walls, yard areas and landscaping areas.

C. ***That the proposed site is adequately served:***

1. ***By highways or streets of sufficient width and improved as necessary to carry the quantity of traffic such use would generate, and***

2. *By other public or private services as are required.*

The proposed project fronts the intersection of Hasley Canyon Road and Burlwood Drive and both lots will take access from Burlwood Drive. Hasley Canyon Road is the main roadway from the Interstate 5 Freeway few miles south of the site. All existing local streets serving the site and its neighboring residences are within County standards and sufficient as necessary to service the local residence traffic.

The areas surrounding the project site have seen continuous growth and expansion of new infrastructure and services. Proposed development is located adjacent to existing and residential neighborhood developments where it is proximate to essential public services that can readily be extended to the project site. All utility services are available without imposing any additional costs to the community and existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating deficiencies in existing developments.

Vesting Tentative Parcel Map 69664

HILLSIDE MANAGEMENT CUP-BURDEN OF PROOF (SEC. 22.56.215F)

1. **That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard because:**

   Proposed two (2) lot single-family project will be consistent with the surrounding established, hillside residential residences. All infrastructure improvements and mitigations will be implemented to mitigate the presence of geologic, seismic, slope instability, fire, flood, or erosion hazards. The proposed project will not create any additional significant threats to life or property of both existing and future community residents. The project will provide on-site an appropriate fuel modification area, which will protect the project site and the surrounding community from fire and minimizes impacts on natural resources. The project will prepare and implement a stormwater pollution prevention plan for the grading and construction period, and a water quality management plan for post construction prevention of surface water contamination, per the current rules and to the satisfaction of the County Department of Public Works. No known active faults traverse the project site. Adherence to standard engineering practices and Uniform Building Code requirements will ensure that project grading and construction will not generate hazardous conditions to on-site structures.

2. **That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area because:**

   The project minimizes development in oak woodland and natural drainages onsite. No oak trees will be impacted into the protected zones due to the development of the lots. The project will preserve over 80 percent of the project site as natural and landscaped open space. Large portions of the open space are contiguous, preserving majority of the vegetation and drainages.

3. **That the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be adequately served with public services without imposing undue costs on the total community, and is consistent with the General Plan:**

   The project is being proposed along Hasley Canyon Road, and the site is adjacent to an existing residential development area that is within an already urbanized region. The project site and its surrounding residents are conveniently served by well established shopping and commercial centers just a few miles southeasterly along Hasley Canyon Road and the Old Road, off the Interstate 5 Freeway.

   Utility services are available without imposing any additional costs to the community and existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating deficiencies in existing developments.

4. **<u>That the proposed project demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents:</u>**

The proposed development design will be consistent and complement the existing characteristics of surrounding estate residential development and community. The project site will front the intersection of Hasley Canyon Road and Burlwood Drive. All cut and fill slopes will be blended into existing topography through contour grading, rounding of graded edges and other techniques that produce cut and fill slopes with a more natural appearance. The development will not create any significant visual impacts to the area since it is within an urbanized community consisting similar development residences and surrounding hillside developments.