



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**CERTIFIED-RECEIPT
REQUESTED**

Bruce W. McClendon FAICP
Director of Planning

December 3, 2008

Hunt Williams
Sterling Gateway, L.P.
P.O. Box 681007
Park City, Utah 84068-1007

Dear Mr. Williams:

**SUBJECT: VESTING TENTATIVE PARCEL MAP NO. 060030
CONDITIONAL USE PERMIT CASE NO. 03-238-(5)
OAK TREE PERMIT CASE NO. 2007-00006-(5)
MAP DATE: OCTOBER 16, 2007**

A public hearing on Vesting Tentative Parcel Map No. 060030, Conditional Use Permit Case No. 03-238-(5) and Oak Tree Permit Case No. 2007-00006-(5) was held before the Los Angeles County Regional Planning Commission ("Commission") on September 10, 2008, October 15, 2008 and December 3, 2008.

After considering the evidence presented, the Commission in its action on December 3, 2008, approved the vesting tentative parcel map, conditional use permit ("CUP") and oak tree permit ("OTP") in accordance with the Subdivision Map Act, Title 21 (Subdivision Ordinance) and Title 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code"), and the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached.

The action on the vesting tentative parcel map, CUP and OTP authorizes:

1. The subdivision of the 116.6 gross acre property into 36 lots (31 industrial lots and five debris basin lots).
2. Development of the property within the MPD-DP (Manufacturing Planned Development – Development Program) zone, onsite project grading exceeding 100,000 cubic yards and to allow retaining walls over five feet in height allowed by the CUP.
3. The removal of four oak trees (no heritage oaks).

Your attention is called to Condition No. 3 of the Conditional Use Permit that the permit shall not become effective for any purpose until the applicant and the owner of the property involved, or their duly authorized representative, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") the affidavit stating that they are aware of and accept all of the conditions of the permit.

The decision of the Commission regarding the vesting tentative parcel map shall become final and effective on the date of the decision, and the CUP and OTP shall become final and effective on the

**VESTING TENTATIVE PARCEL MAP NO. 060030
CONDITIONAL USE PERMIT CASE NO. 03-238-(5)
OAK TREE PERMIT CASE NO. 2007-00006-(5)
Approval Letter**

PAGE 2

day following the end of the appeal period, provided no appeal of the action taken has been filed with the Los Angeles County Board of Supervisors within the following time period:

- In accordance with the requirements of the State Map Act and the County Code, the vesting tentative parcel map, CUP and OTP may be appealed within 10 days following the decision of the Commission. **The appeal period for this project will end at 5:00 p.m. on December 15, 2008.**

The applicant or any other interested person may appeal the decision of the Commission regarding the vesting tentative parcel map, CUP and OTP to the Board. **If you wish to appeal the decision of the Commission to the Board, you must do so in writing and pay the appropriate fee.** The appeal form is available on the Department of Regional Planning ("Regional Planning") website, (<http://planning.lacounty.gov>). The fee for appeal process is \$1,548.00 for the applicant and \$775.00 for non-applicant(s). Only one fee is required to appeal any portion of the project. If only one of these is appealed, the entire project is considered appealed and will be heard concurrently at the appeal public hearing. To initiate the appeal, submit your appeal form and a check made payable to the "County of Los Angeles" to Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012. The appellant should also contact the case planner for the appeal verification form which is required for the Executive Office for the appeal. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

Upon completion of the appeal period, please notarize the attached acceptance form and **hand deliver** this form and any other required fees or materials to the Land Divisions Section in Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012. Once this form has been received and all applicable fees have been paid in person, the approved vesting tentative parcel map may be obtained from the Land Divisions Section.

The vesting tentative parcel map approval shall expire on **December 3, 2010**. If the subject vesting tentative parcel map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person within one month prior to the expiration date.** Extension of the tentative map will also extend the expiration date of the CUP and OTP.

If you have any questions regarding this matter, please contact Mr. Ramon Cordova of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning



Susan Tae, AICP, Section Head
Land Divisions Section

**VESTING TENTATIVE PARCEL MAP NO. 060030
CONDITIONAL USE PERMIT CASE NO. 03-238-(5)
OAK TREE PERMIT CASE NO. 2007-00006-(5)
Approval Letter**

PAGE 3

SMT:rec

Enclosures: Findings and Conditions
Environmental Declaration

c: Subdivision Committee
Anthony Bouza
Matt Benvenistes – Sikand Engineering

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE PARCEL MAP NO. 060030**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Vesting Tentative Parcel Map No. 060030 on September 10, 2008, October 15, 2008 and December 3, 2008. Vesting Tentative Parcel Map No. 060030 was heard concurrently with Conditional Use Permit Case No. 03-238-(5) and Oak Tree Permit Case No. 2007-00006-(5).
2. Vesting Tentative Parcel Map No. 060030 proposes an industrial development of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres. The applicant has submitted two exhibit maps, labeled as "Large Building Alternative" ("LBA") for 27 lots (22 industrial lots and five debris basin lots) on 116.6 gross acres, and "Small Lot Alternative" ("SLA") for 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres the applicant is requesting approval of both exhibit maps.
3. The subject site is located at the westerly terminus of Witherspoon Parkway between Del Valle Road and Avenue Penn in the Newhall Zoned District.
4. The irregularly-shaped property is 116.6 gross acres (69.6 net acres) in size with slightly sloping topography.
5. Access to the proposed development is provided by the westerly extension of Witherspoon Parkway, an 84-foot-wide public street and proposed "A" Street, an 84-foot –wide public street lying west of Avenue Penn.
6. The project site is currently zoned MPD-DP (Manufacturing Planned Development-Development Program) which was established by Ordinance No. 2002-0003Z and became effective on February 7, 2002.
7. Surrounding zoning includes A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to the north, south and east; and M-1.5-DP (Restricted Heavy Manufacturing-Development Program) to the west.
8. The subject property consists of one lot currently unimproved. Surrounding uses include unimproved land to the north, west and south; and industrial uses to the east.
9. The project is consistent with the with the proposed MPD-DP zoning classification. Industrial condominium developments are permitted in the MPD-DP zone pursuant to Section 22.32.150 of the Los Angeles County Code ("County Code"). The overall project of 36 lots (31 industrial lots and five debris basin lots) on 116.6

gross acres would be consistent with the MPD zone requirement of a parcel of land having, as a condition of use, not less than five acres. The proposed development is also consistent with the access and parking provision of the MPD zone as it is providing 2,913 parking spaces (including 82 handicap spaces, 13 required).

10. The subject property is depicted in the HM (Hillside Management) and M (Industry) categories on the Land Use Policy Map of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The Industry category of the Plan identifies areas particularly suitable for industrial uses that are clean, non-polluting, attractively landscaped, visually attractive and do not emit obtrusive odors. Emphasis is placed on developing designated sites to industrial park standards.
11. Conditional Use Permit Case No. 03-238-(5) is a related request to demonstrate compliance with requirements of the MPD-DP zone, on-site project grading exceeding 100,000 cubic yards and to allow retaining walls five feet in height.
12. Oak Tree Permit Case No. 2007-00006-(5) is a related request to allow the removal of four oak trees (no heritage oaks).
13. The applicant is requesting approval of two CUP Exhibit "A"'s both dated October 16, 2007, and labeled as "Large Building Alternative" ("LBA") and "Small Lot Alternative" ("SLA"). The Exhibit "A" for LBA depicts an industrial development of 27 lots (22 industrial lots and five debris basin lots) on 116.6 gross acres. Lot sizes range from 1.3 gross acres to 23.4 gross acres. The warehouse buildings depicted on Lot Nos. 1 through 22 range in total building area from 26,908 square feet to 4.8 acres and are consistent with Section 22.08.230 of the Los Angeles County Code ("County Code"). The County Code defines warehouses as any building located in an industrial zone that is utilized at least 80 percent for warehousing. The parking requirement is one parking space for each 1,000 square feet of floor area used for warehousing as defined in Section 22.52.1140 of the County Code. A minimum of 1,214 parking spaces is required for the proposed development and 2,913 parking spaces will be provided (including 82 handicap spaces of which only 13 are required). The exhibit also depicts industrial condominium units on Lot Nos. 4, 5 and 6 consisting of 3.2 acres of total building area. These units depicted as warehouses are required to provide 120 parking spaces and depict 320 parking spaces. Lot Nos. 3, 7, 8, 11, 12, 13, 16 and 17 are depicted as industrial condominium lots with proposed buildings depicting 9.3 acres of total building area but do not depict individual condominium unit square footages. The LBA project is required to provide two Type B (12'x30') loading areas and 65 Type C (12'x40') loading areas and is providing 135 Type C loading areas and six Type A (12'x24') loading areas which do not meet the loading area requirements for their required

building areas and a revision will be required with an amendment map if the project is approved. All buildings depicted will reach a maximum height of 35 feet.

The SLA Exhibit "A" depicts an industrial development of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres. Lot sizes range from 0.8 gross acres to 23.4 gross acres. The warehouse buildings depicted on Lot Nos. 1 through 31 range in total building area from 20,810 square feet to 4.6 acres and are consistent with Section 22.08.230 of the County Code. Parking is required at a ratio of one parking space for each 1,000 square feet of floor area used for warehousing as defined in Section 22.52.1140 of the County Code. A minimum of 1,519 parking spaces is required for the proposed development and a total of 2,802 parking spaces (including 111 handicap spaces of which only 13 are required). The exhibit also depicts industrial condominium units on Lot Nos. 2, 3, 4, 5, 6, 7, 8, and 15 through 20, 24, 25, and 28 through 31 consisting of 16.9 acres of total building area. These units depicted as warehouses are required to provide 738 parking spaces and depict 1,729 parking spaces. Lot Nos. 1, 3, 9, 10, 11, 12, 13, 14, 21, 22, 23, 24, 26 and 27 are depicted as industrial condominium lots with proposed buildings depicting 16.4 acres of total building area but do not depict individual condominium unit square footages. The SLA project is required to provide two Type B (12'x30') loading areas and 77 Type C (12'x40') loading areas and is providing 77 Type C loading areas and eight Type A (12'x24') loading areas which does not meet the loading area requirements for their required building areas and a revision will be required with an amendment map if the project is approved. All buildings depicted will reach a maximum height of 35 feet. The five debris basin lots (Lot Nos. 32 through 36) consist of approximately 1.2 acres will be owned in fee and maintained by the Los Angeles County Department of Public Works ("Public Works"). The main points of entry and exit for the proposed industrial development will be the westerly extension of Witherspoon Parkway, proposed "A" Street and "B" Street, all 84-foot wide public streets. Internal access for the industrial condominiums will be provided by a 28-foot wide private driveway and fire lane for the proposed development. Grading consists of 2.4 million cubic yards of earthwork to be balanced onsite.

14. The SLA Exhibit "A" was recommended by staff as the appropriate design for the project site and was approved by the Commission on December 3, 2008.
15. Staff received correspondence from the Los Angeles County Economic Development Corporation ("LAEDC"), William S. Hart Union High School District (School District), Val Verde Civic Association and the Office of Congressman Howard P. "Buck" McKeon ("Congressman") all in support of the proposed development as it will provide new "state of the art" industrial buildings and create

2,500 jobs for residents of the Santa Clarita Valley. Correspondence has also been received from the City of Santa Clarita ("City") who is also in support of the project as it finds that it is consistent with the adjoining Valencia Commerce Center industrial park to the east. No other correspondence has been received at the time of writing.

16. During the September 10, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant regarding the proposed development.
17. During the September 10, 2008 public hearing, staff stated that the proposed industrial condominium development was consistent with the MPD-DP zone. Staff also stated that the applicant was requesting approval of both exhibit maps submitted and approved by members of the Los Angeles County Subdivision Committee.
18. During the September 10, 2008 public hearing, the applicant described the need for both exhibit maps to be approved which would allow greater flexibility in creating parcels that could meet the demands of the future real estate market.
19. During the September 10, 2008 public hearing, the applicant inquired if the Commission could waive Mitigation Measure No. 14 which requires the proposed development to pay a share into the Regional Transportation Plan ("RTP") which consists of constructing additional truck lanes and High Occupancy lanes for the Golden State (Interstate 5) Freeway. The applicant stated that the monetary amount the project would be required to pay into the RTP would make the proposed development economically infeasible. The Commission inquired from the Public Works staff if the fee amount requested by California Department of Transportation ("Caltrans") for Mitigation Measure No. 14 was appropriate for the project. Public Works staff stated that further study was needed and would work with applicant and Caltrans to achieve calculations that would satisfy both parties.
20. During the September 10, 2008 public hearing, the Commission inquired if both submitted exhibit maps could be approved. Staff stated that only one exhibit map could be approved per existing State and County subdivision requirements. The Commission also indicated their desire for additional of language in the conditions of approval pertaining to a variance that would allow a maximum height of 38 feet to existing buildings depicted in the exhibit maps, dated October 16, 2007 and allow multiple lot line adjustments to be submitted on the proposed project site. The Commission also stated that it is their intent to provide flexibility to the applicant with options in creating parcels that meet the demands of the future real estate market.

21. On September 10, 2008, after taking all testimony, the Commission continued the public hearing to October 15, 2008 to allow the applicant time to work with staff and resolve the issue related to MMP Condition No. 14 and to review possible alternatives for the tentative parcel map and exhibit map.
22. After the September 10, 2008, public hearing staff reviewed the request made by the Commission in adding language to the conditions of approval which would allow the applicant to apply for a variance or lot line adjustments as well as provide greater flexibility in meeting the demands of the real estate market. Staff determined that additional language was not necessary as the applicant by right may apply for a variance or lot line adjustment.
23. During the October 15, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the applicant's attorney regarding the proposed development.
24. During the October 15, 2008 public hearing, staff stated that the applicant is currently resolving the issues related to Mitigation Measure No. 14 and is in discussions with Caltrans.
25. During the October 15, 2008 public hearing, the applicant stated that he had met with Public Works and Caltrans and was willing to pay \$200,000.00 as a "fair-share" amount for project but Caltrans was still requesting \$9.2 million for mitigation. The applicant stated that this amount would stop the project.
26. During the October 15, 2008 public hearing, the applicant's attorney stated that the Commission had the authority to waive the requirements of MMP Condition No. 14 and should waive them since the proposed project would not create the traffic impacts that Caltrans had calculated for the "fair-share" amount.
27. During the October 15, 2008 public hearing, the Commission stated that they were not in a position to make a decision and needed to understand what information Caltrans was basing their determination on.
28. On October 15, 2008, after taking all testimony, the Commission continued the public hearing to December 3, 2008 to allow the applicant time to continue negotiating with Caltrans and try to resolve the "fair-share" amount issue related to MMP Condition No. 14.
29. During the December 3, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the applicant's attorney regarding the proposed development.

30. During the December 3, 2008 public hearing, staff stated that the applicant was still resolving the issues related to Mitigation Measure No. 14 with Caltrans but the applicant was confident an agreement would be reached on a "fair-share" amount to be paid by the applicant.
31. During the December 3, 2008 public hearing, the applicant stated that negotiations with Caltrans was continuing but he was confident a written agreement would be reached soon and would accept the requirements of Mitigation Measure No. 14.
32. During the December 3, 2008 public hearing, the Commission inquired if multiple lot line adjustment applications can be submitted on the same subdivision map. County Counsel responded that it was possible to have multiple lot line adjustment applications on the same map but it would have to be reviewed on a case by case basis based on factors including configuration of lots.
33. During the December 3, 2008 public hearing, the Commission inquired who would pay the "fair-share" amount required by Mitigation Measure No. 14 if each parcel is sold individually. The applicant's attorney stated that the size of the building constructed on each parcel would determine the amount to be paid into the "fair-share" account.
34. On December 3, 2008, after taking all testimony, the Commission closed the public hearing, adopted the Mitigated Negative Declaration and Mitigation Monitoring Program, and approved Vesting Tentative Parcel Map No. 060030, Conditional Use Permit Case No. 03-238-(5) and Oak Tree Permit Case No. 2007-00006-(5).
35. As a condition of approval of this grant, the permittee shall be required to comply with the development standards of the MPD-DP zone pursuant to Section 22.32.150 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 03-238-(5).
36. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown on the site plan and Vesting Tentative Parcel Map No. 060030, except as otherwise modified by Conditional Use Permit Case No. 03-238-(5).
37. Compatibility with surrounding land uses will be ensured through the related conditional use permit, and oak tree permit, and environmental conditions.
38. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

39. The site is physically suitable for the type of development and density being proposed, since 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 public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.
40. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
41. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
42. The design of the subdivision provides for future passive or natural heating or cooling opportunities therein.
43. The division and development 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, since the design and development as set forth in the conditions of approval and on the tentative tract map, provide adequate protection for any such easements.
44. 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.
45. 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.
46. 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.

47. This parcel map has been submitted as a “vesting” tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
48. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified less than significant effects with project mitigation for Noise, Air Quality, Biota, Drainage and Grading, Oil Field Maintenance, Toxic Substances Control, Recycling of Debris Material, Roads and Highways and Emergency Services. Based on the Initial Study and project revisions, a Mitigated Negative Declaration (“MND”) has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program (“MMP”).
49. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.
50. This project does not have “no effect” fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
51. Approval of this subdivision is conditioned on the subdivider’s compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 03-238-(5) and Oak Tree Permit Case No. 2007-00006-(5).
52. The location of the documents and other materials constituting the record of proceedings upon which the Commission’s decision is based in this matter is the Department of Regional Planning (“Regional Planning”), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Vesting Tentative Parcel Map No. 060030 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). Also, conform to the requirements of Conditional Use Permit Case No. 03-238-(5), Oak Tree Permit Case No. 03-238-(5), the Castaic Area Community Standards District ("CSD"), and the Mitigation Monitoring Program.
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit No. 03-238-(5), conform to the applicable requirements of the CSD.
3. In accordance with Conditional Use Permit No. 03-238-(5), this land division is approved as a "Small Lot Alternative" which depicts 31 industrial lots and 1.3 million square feet of building space. The project site consists of 116.6 gross acres and proposes 2.4 million cubic yards of cut and fill grading to be balanced onsite.
4. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.
5. Provide a minimum of 15 feet in width for fee access strip for flag lots where serving one lot or a minimum of 20 feet in width where serving two lots.
6. Submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
7. Within 15 days of approval, submit evidence that the conditions of the associated Conditional Use Permit Case No. 03-238-(5) have been recorded.
8. Place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a industrial condominium project for a total of 31 industrial units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access and utility easements for the units.
9. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.
10. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveways for access and the guest parking spaces throughout the subdivision.

Conditions

11. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning ("Director of Planning") as required by Conditional Use Permit Case No. 03-238-(5) prior to issuance of a grading permit and/or building permit.
12. Within five days of the vesting tentative map approval date, remit a \$1,926.75 processing fee 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 Game. No project subject to this requirement is final, vested or operative until the fee is paid.
13. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of Vesting Tentative Parcel Map No. 060030. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
14. Upon completion of the appeal period, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.
15. 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, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
16. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and

Conditions

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 subdivider, or subdivider's counsel. The subdivider 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 subdivider shall deposit additional fund 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.
- 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 for collection and duplication of records and other related documents will be paid by subdivider according to Los Angeles County Code Section 2.170.010.

This approval is subject to all those conditions set forth in Conditional Use Permit Case No. 03-238-(5), the Mitigation Monitoring Program, and the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Public Health.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 03-238-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 03-238-(5) on September 10, 2008, October 15, 2008 and December 3, 2008. Vesting Tentative Parcel Map No. 060030 was heard concurrently with Oak Tree Permit Case No. 03-238-(5).
2. The applicant, Sterling Gateway, is proposing an industrial development of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres. The applicant has submitted two exhibit maps, labeled as "Large Building Alternative" ("LBA") for 27 lots (22 industrial lots and five debris basin lots) on 116.6 gross acres, and "Small Lot Alternative" ("SLA") for 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres the applicant is requesting approval of both exhibit maps.
3. A conditional use permit ("CUP") is required to ensure compliance with the requirements of the MPD-DP zone, on-site project grading exceeding 100,000 cubic yards and to allow retaining walls five feet in height pursuant to Section 22.32.150, 22.40.030 and 22.56.210 of the Los Angeles County Code ("County Code").
4. The subject site is located at the westerly terminus of Witherspoon Parkway between Del Valle Road and Avenue Penn in the Newhall Zoned District.
5. The irregularly-shaped property is 116.6 gross acres (69.6 net acres) in size with slightly sloping topography.
6. Access to the proposed development is provided by the westerly extension of Witherspoon Parkway, an 84-foot-wide public street and proposed "A" Street, an 84-foot –wide public street lying west of Avenue Penn.
7. The project site is currently zoned MPD-DP (Manufacturing Planned Development-Development Program) which was established by Ordinance No. 2002-0003Z and became effective on February 7, 2002.
8. Surrounding zoning includes A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) to the north, south and east; and, M-1.5-DP (Restricted Heavy Manufacturing-Development Program) to the west.
9. The subject property consists of one lot currently unimproved. Surrounding uses include unimproved land to the north, west and south and industrial uses to the east.

10. The project is consistent with the with the proposed MPD-DP zoning classification. Industrial condominium developments are permitted in the MPD-DP zone pursuant to Section 22.32.150 of the Los Angeles County Code ("County Code"). The overall project of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres would be consistent with the MPD zone requirement of a parcel of land having, as a condition of use, not less than five acres. The proposed development is also consistent with the access and parking provision of the MPD zone as it is providing 2,913 parking spaces (including 82 handicap spaces, 13 required).
11. The property is depicted in the HM (Hillside Management) and M (Industry) categories on the Land Use Policy Map of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The Industry category of the Plan identifies areas particularly suitable for industrial uses that are clean, non-polluting, attractively landscaped, visually attractive and do not emit obtrusive odors. Emphasis is placed on developing designated sites to industrial park standards.
12. Vesting Tentative Parcel Map No. 060030 is a related request to create an industrial development of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres. The applicant has submitted two exhibit maps, labeled as "Large Building Alternative" ("LBA") for 27 lots (22 industrial lots and five debris basin lots) on 116.6 gross acres, and "Small Lot Alternative" ("SLA") for 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres the applicant is requesting approval of both exhibit maps.
13. Oak Tree Permit Case No. 03-238-(5) is a related request to allow the removal of four oak trees.
14. The applicant is requesting approval of two CUP Exhibit "A"'s both dated October 16, 2007, and labeled as "Large Building Alternative" ("LBA") and "Small Lot Alternative" ("SLA"). The Exhibit "A" for LBA depicts an industrial development of 27 lots (22 industrial lots and five debris basin lots) on 116.6 gross acres. Lot sizes range from 1.3 gross acres to 23.4 gross acres. The warehouse buildings depicted on Lot Nos.1 through 22 range in total building area from 26,908 square feet to 4.8 acres and are consistent with Section 22.08.230 of the Los Angeles County Code ("County Code"). The County Code defines warehouses as any building located in an industrial zone that is utilized at least 80 percent for warehousing. The parking requirement is one parking space for each 1,000 square feet of floor area used for warehousing as defined in Section 22.52.1140 of the County Code. A minimum of 1,214 parking spaces is required for the proposed development and 2,913 parking spaces will be provided (including 82 handicap spaces of which only 13 are

Findings

required). The exhibit also depicts industrial condominium units on Lot Nos. 4, 5 and 6 consisting of 3.2 acres of total building area. These units depicted as warehouses are required to provide 120 parking spaces and depict 320 parking spaces. Lot Nos. 3, 7, 8, 11, 12, 13, 16 and 17 are depicted as industrial condominium lots with proposed buildings depicting 9.3 acres of total building area but do not depict individual condominium unit square footages. The LBA project is required to provide two Type B (12'x30') loading areas and 65 Type C (12'x40') loading areas and is providing 135 Type C loading areas and six Type A (12'x24') loading areas which do not meet the loading area requirements for their required building areas and a revision will be required with an amendment map if the project is approved. All buildings depicted will reach a maximum height of 35 feet.

The SLA Exhibit "A" depicts an industrial development of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres. Lot sizes range from 0.8 gross acres to 23.4 gross acres. The warehouse buildings depicted on Lot Nos. 1 through 31 range in total building area from 20,810 square feet to 4.6 acres and are consistent with Section 22.08.230 of the County Code. Parking is required at a ratio of one parking space for each 1,000 square feet of floor area used for warehousing as defined in Section 22.52.1140 of the County Code. A minimum of 1,519 parking spaces is required for the proposed development and a total of 2,802 parking spaces (including 111 handicap spaces of which only 13 are required). The exhibit also depicts industrial condominium units on Lot Nos. 2, 3, 4, 5, 6, 7, 8, and 15 through 20, 24, 25, and 28 through 31 consisting of 16.9 acres of total building area. These units depicted as warehouses are required to provide 738 parking spaces and depict 1,729 parking spaces. Lot Nos. 1, 3, 9, 10, 11, 12, 13, 14, 21, 22, 23, 24, 26 and 27 are depicted as industrial condominium lots with proposed buildings depicting 16.4 acres of total building area but do not depict individual condominium unit square footages. The SLA project is required to provide two Type B (12'x30') loading areas and 77 Type C (12'x40') loading areas and is providing 77 Type C loading areas and eight Type A (12'x24') loading areas which does not meet the loading area requirements for their required building areas and a revision will be required with an amendment map if the project is approved. All buildings depicted will reach a maximum height of 35 feet. The five debris basin lots (Lot Nos. 32 through 36) consist of approximately 1.2 acres will be owned in fee and maintained by the Los Angeles County Department of Public Works ("Public Works"). The main points of entry and exit for the proposed industrial development will be the westerly extension of Witherspoon Parkway, proposed "A" Street and "B" Street, all 84-foot wide public streets. Internal access for the industrial condominiums will be provided by a 28-foot wide private driveway and fire lane for the proposed development. Grading consists of 2.4 million cubic yards of earthwork to be balanced onsite.

15. The SLA Exhibit "A" was recommended by staff as the appropriate design for the

project site and was approved by the Commission on December 3, 2008.

16. Staff received correspondence from the Los Angeles County Economic Development Corporation ("LAEDC"), William S. Hart Union High School District (School District), Val Verde Civic Association and the Office of Congressman Howard P. "Buck" McKeon ("Congressman") all in support of the proposed development as it will provide new "state of the art" industrial buildings and create 2,500 jobs for residents of the Santa Clarita Valley. Correspondence has also been received from the City of Santa Clarita ("City") who is also in support of the project as it finds that it is consistent with the adjoining Valencia Commerce Center industrial park to the east. No other correspondence has been received at the time of writing.
17. During the September 10, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant regarding the proposed development.
18. During the September 10, 2008 public hearing, staff stated that the proposed industrial condominium development was consistent with the MPD-DP zone. Staff also stated that the applicant was requesting approval of both exhibit maps submitted and approved by members of the Los Angeles County Subdivision Committee.
19. During the September 10, 2008 public hearing, the applicant described the need for both exhibit maps to be approved which would allow greater flexibility in creating parcels that could meet the demands of the future real estate market.
20. During the September 10, 2008 public hearing, the applicant inquired if the Commission could waive Mitigation Measure No. 14 which requires the proposed development to pay a share into the Regional Transportation Plan ("RTP") which consists of constructing additional truck lanes and High Occupancy lanes for the Golden State (Interstate 5) Freeway. The applicant stated that the monetary amount the project would be required to pay into the RTP would make the proposed development economically infeasible. The Commission inquired from the Public Works staff if the fee amount requested by California Department of Transportation ("Caltrans") for Mitigation Measure No. 14 was appropriate for the project. Public Works staff stated that further study was needed and would work with applicant and Caltrans to achieve calculations that would satisfy both parties.
21. During the September 10, 2008 public hearing, the Commission inquired if both submitted exhibit maps could be approved. Staff stated that only one exhibit map could be approved per existing State and County subdivision requirements. The Commission also indicated their desire for additional of language in the conditions

of approval pertaining to a variance that would allow a maximum height of 38 feet to existing buildings depicted in the exhibit maps, dated October 16, 2007 and allow multiple lot line adjustments to be submitted on the proposed project site. The Commission also stated that it is their intent to provide flexibility to the applicant with options in creating parcels that meet the demands of the future real estate market.

22. On September 10, 2008, after taking all testimony, the Commission continued the public hearing to October 15, 2008 to allow the applicant time to work with staff and resolve the issue related to MMP Condition No. 14 and to review possible alternatives for the tentative parcel map and exhibit map.
23. After the September 10, 2008, public hearing staff reviewed the request made by the Commission in adding language to the conditions of approval which would allow the applicant to apply for a variance or lot line adjustments as well as provide greater flexibility in meeting the demands of the real estate market. Staff determined that additional language was not necessary as the applicant by right may apply for a variance or lot line adjustment.
24. During the October 15, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the applicant's attorney regarding the proposed development.
25. During the October 15, 2008 public hearing, staff stated that the applicant is currently resolving the issues related to Mitigation Measure No. 14 and is in discussions with Caltrans.
26. During the October 15, 2008 public hearing, the applicant stated that he had met with Public Works and Caltrans and was willing to pay \$200,000.00 as a "fair-share" amount for project but Caltrans was still requesting \$9.2 million for mitigation. The applicant stated that this amount would stop the project.
27. During the October 15, 2008 public hearing, the applicant's attorney stated that the Commission had the authority to waive the requirements of MMP Condition No. 14 and should waive them since the proposed project would not create the traffic impacts that Caltrans had calculated for the "fair-share" amount.
28. During the October 15, 2008 public hearing, the Commission stated that they were not in a position to make a decision and needed to understand what information Caltrans was basing their determination on.
29. On October 15, 2008, after taking all testimony, the Commission continued the public hearing to December 3, 2008 to allow the applicant time to continue

- negotiating with Caltrans and try to resolve the “fair-share” amount issue related to MMP Condition No. 14.
30. During the December 3, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the applicant’s attorney regarding the proposed development.
 31. During the December 3, 2008 public hearing, staff stated that the applicant was still resolving the issues related to Mitigation Measure No. 14 with Caltrans but the applicant was confident an agreement would be reached on a “fair-share” amount to be paid by the applicant.
 32. During the December 3, 2008 public hearing, the applicant stated that negotiations with Caltrans was continuing but he was confident a written agreement would be reached soon and would accept the requirements of Mitigation Measure No. 14.
 33. During the December 3, 2008 public hearing, the Commission inquired if multiple lot line adjustment applications can be submitted on the same subdivision map. County Counsel responded that it was possible to have multiple lot line adjustment applications on the same map but it would have to be reviewed on a case by case basis based on factors including configuration of lots.
 34. During the December 3, 2008 public hearing, the Commission inquired who would pay the “fair-share” amount required by Mitigation Measure No. 14 if each parcel is sold individually. The applicant’s attorney stated that the size of the building constructed on each parcel would determine the amount to be paid into the “fair-share” account.
 35. On December 3, 2008, after taking all testimony, the Commission closed the public hearing, adopted the Mitigated Negative Declaration and Mitigation Monitoring Program, and approved Vesting Tentative Parcel Map No. 060030, Conditional Use Permit Case No. 03-238-(5) and Oak Tree Permit Case No. 2007-00006-(5).
 36. As a condition of approval of this grant, the permittee shall be required to comply with the development standards of the MPD-DP zone pursuant to Sections 22.32.150 of the County Code, except as otherwise modified herein.
 37. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified less than significant effects with project mitigation for Noise, Air

Quality, Biota, Drainage and Grading, Oil Field Maintenance, Toxic Substances Control, Recycling of Debris Material, Roads and Highways and Emergency Services. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").

38. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.
39. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
40. Approval of this grant is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Parcel Map No. 060030 and Oak Tree Permit Case No. 03-238-(5).
41. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
42. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:**

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;

- B. With the attached conditions and restrictions, that the requested use at the proposed location 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;
- 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 Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- 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
- E. That the plan complies with the intent of planned industrial development and shall indicate that the proposed development will constitute an orderly extension in arrangement of buildings, facilities and improvements throughout the combined parcels of land in addition to all the other requirements for approval of a conditional use permit. The development plan shall include yards, walls, walks, landscaping and other such features as may be needed to make the industrial development attractive, adequately buffered from adjacent more restrictive uses, and in keeping with the established or anticipated development of the surrounding area and shall be subject to all of the provisions contained within Section 22.32.150 of the County Code.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Adopts the Mitigated Negative Declaration as originally drafted and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
- 2. Approves Conditional Use Permit Case No. 03-238-(5) subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING

CONDITIONAL USE PERMIT CASE NO. 03-238-(5) Exhibit "A" Date: 10-16-2007

CONDITIONS:

1. This grant authorizes the use of the 116.6 gross acre subject property for an industrial condominium development of this land division is approved as a "Small Lot Alternative" which depicts 31 industrial lots and 1.3 million square feet of building space as depicted on the approved Exhibit "A", subject to all of the following conditions of approval. The project site consists of 116.6 gross acres and proposes 2.4 million cubic yards of cut and fill grading to be balanced onsite.
2. 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.
3. 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 11.
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 or Los Angeles County 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 terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. 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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of **\$750.00**. These monies shall be placed in a performance fund, which shall be used exclusively to

Conditions

compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) biennial inspections**. The inspections shall be unannounced.

8. 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 \$150.00 per inspection).
9. Within five days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for the proposed project, which includes Vesting Tentative Parcel Map No. 060030 and Conditional Use Permit Case No. 03-238-(5). The project does not have "no effect" in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees associated with the Certificate of Fee Exemption established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$1926.75**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. Record a covenant with Regional Planning agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the draft covenant to the Director of Regional Planning ("Director of Planning") for approval.
11. Within 30 days of project approval, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. 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 Mitigation Monitoring Program.
12. The mitigation measures set forth in the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this permit, and the permittee shall comply with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Planning for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director of Planning.

Conditions

13. 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 reasonably cooperate in the defense.
14. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 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 of 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.

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

15. This grant shall expire unless used within two years after the recordation of the final map for Vesting Tentative Parcel Map No. 060030. In the event that Vesting Tentative Parcel Map No. 060030 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
16. No grading permit shall be issued prior to final map recordation, unless otherwise permitted by Regional Planning.
17. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative parcel map. An amended or revised vesting tentative parcel map approved for Vesting Tentative Parcel Map No. 060030 may, at the discretion of the Director of Regional Planning ("Director of

Conditions

- Planning”), constitute a revised Exhibit “A.” All revised plans require the written authorization of the property owner.
18. All development 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 of Planning.
 19. Submit a copy of the project Covenants, Conditions and Restrictions (“CC&Rs”) and/or maintenance agreements and covenants to Regional Planning for review and approval.
 20. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Parcel Map No. 060030.
 21. The following modifications to the development standards shall apply:
 - a. Modification of the maximum permitted retaining wall height of five-feet.
 22. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Planning, as a revised Exhibit “A,” to ensure compliance.
 23. A minimum of 2,802 automobile parking spaces, as depicted on the approved “Small Lot Alternative” Exhibit “A” (dated October 16, 2007) or on an approved revised Exhibit “A”, shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least 21 guest parking spaces distributed throughout the project site as depicted on the approved “Small Lot Alternative” Exhibit “A” (dated October 16, 2007) or an approved revised Exhibit “A” The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the CC&Rs.
 24. Three copies of a landscape plan which may be incorporated into a revised site plan shall be submitted and approved by the Director of Planning required by Conditional Use Permit Case No. 03-238-(5) prior to issuance of a grading permit and/or building permit.
 25. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.

Conditions

26. 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").
27. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
28. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. Saturdays 8:00 a.m. to 5:00 p.m., no Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.
29. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Regional Planning and the Director of Public Works.
30. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.
31. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
32. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
33. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
34. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
35. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

Conditions

36. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
37. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
38. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
39. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
40. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
41. Prior to any demolition or alteration activities that may take place in the future a license asbestos and lead base paint contractor conduct an inspection of the structures.
42. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
43. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
44. The permittee shall contact Public Works to proceed with the necessary requirements to secure the proper and final closure of the former UST's (underground storage tanks) on the project site.
45. During construction, all large-size truck trips shall be limited to off-peak commute periods.
46. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.

Conditions

47. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the standards of the zone.

48. Prior to the issuance of any building permit, the installation of improvements at the Hasley Canyon at I-5 Interchange (Roundabout) and Commerce Center Drive at SR-126 Interchange (Grade Separation) locations will mitigate impacts due to the project and are required to be completed, in place and operational.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
OAK TREE PERMIT CASE NO. 2007-00006-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Oak Tree Permit Case No. 2007-00006-(5) on September 10, 2008, October 15, 2008 and December 3, 2008. Oak Tree Permit Case No. 2007-00006-(5) was heard concurrently with Vesting Tentative Parcel Map No. 060030 and Conditional Use Permit Case No. 03-238-(5).
2. The subject site is located at located at the westerly terminus of Witherspoon Parkway between Del Valle Road and Avenue Penn in the Newhall Zoned District.
3. The irregularly-shaped property is 116.6 gross acres (69.6 net acres) in size with slightly sloping topography.
4. Oak Tree Permit Case No. 2007-00006-(5) is a request to authorize the removal of four trees of the Oak genus *Quercus lobata* (Valley Oak) identified as Tree Numbers 1, 2, 3 and 4 on the applicant's Oak Tree Report prepared by Richard Ibarra, dated January 10, 2007. None of the oak trees are considered heritage oak trees.
5. The applicant has submitted an Oak Tree Report prepared by Richard Ibarra, dated January 10, 2007, that identifies and evaluates four oak trees on the subject property.
6. The Los Angeles County Forester and Fire Warden ("County Forester"), has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. The County Forester has recommended approval of the requested oak tree removal, subject to recommended conditions of approval, including contributing into the County of Los Angeles Oak Forest Special Fund the appraised value of \$18, 870.00 which the applicant has agreed to pay.
7. Vesting Tentative Parcel Map No. 060030 is a related request to create 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres. The applicant has submitted two exhibit maps, labeled as "Large Building Alternative" ("LBA") for 27 lots (22 industrial lots and five debris basin lots) on 116.6 gross acres, and "Small Lot Alternative" ("SLA") for 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres the applicant is requesting approval of both exhibit maps.
8. The SLA Exhibit "A" was recommended by staff as the appropriate design for the project site and was approved by the Commission on December 3, 2008.

Findings

9. Conditional Use Permit Case No. 03-238-(5) is a related request to demonstrate compliance with requirements of the MPD-DP zone, on-site project grading exceeding 100,000 cubic yards and to allow retaining walls five feet in height.
10. Staff received correspondence from the Los Angeles County Economic Development Corporation ("LAEDC"), William S. Hart Union High School District (School District), Val Verde Civic Association and the Office of Congressman Howard P. "Buck" McKeon ("Congressman") all are in support of the proposed development as it will provide new "state of the art" industrial buildings and create 2,500 jobs for residents of the Santa Clarita Valley. Correspondence has also been received from the City of Santa Clarita ("City") who is also in support of the project as it finds that it is consistent with the adjoining Valencia Commerce Center industrial park to the east. No other correspondence has been received at the time of writing.
11. During the September 10, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public regarding the proposed development.
12. During the September 10, 2008 public hearing, staff stated that the proposed industrial condominium development was consistent with the MPD-DP zone. Staff also stated that the applicant was requesting approval of both exhibit maps submitted and approved by members of the Los Angeles County Subdivision Committee.
13. During the September 10, 2008 public hearing, the applicant described the need for both exhibit maps to be approved which would allow greater flexibility in creating parcels that could meet the demands of the future real estate market.
14. During the September 10, 2008 public hearing, the applicant inquired if the Commission could waive Mitigation Measure No. 14 which requires the proposed development to pay a share into the Regional Transportation Plan ("RTP") which consists of constructing additional truck lanes and High Occupancy lanes for the Golden State (Interstate 5) Freeway. The applicant stated that the monetary amount the project would be required to pay into the RTP would make the proposed development economically infeasible. The Commission inquired from the Public Works staff if the fee amount requested by California Department of Transportation ("Caltrans") for Mitigation Measure No. 14 was appropriate for the project. Public Works staff stated that further study was needed and would work with applicant and Caltrans to achieve calculations that would satisfy both parties.
15. During the September 10, 2008 public hearing, the Commission inquired if both submitted exhibit maps could be approved. Staff stated that only one exhibit map

could be approved per existing State and County subdivision requirements. The Commission also indicated their desire for additional of language in the conditions of approval pertaining to a variance that would allow a maximum height of 38 feet to existing buildings depicted in the exhibit maps, dated October 16, 2007 and allow multiple lot line adjustments to be submitted on the proposed project site. The Commission also stated that it is their intent to provide flexibility to the applicant with options in creating parcels that meet the demands of the future real estate market.

16. On September 10, 2008, after taking all testimony, the Commission continued the public hearing to October 15, 2008 to allow the applicant time to work with staff and resolve the issue related to MMP Condition No. 14 and to review possible alternatives for the tentative parcel map and exhibit map.
17. After the September 10, 2008, public hearing staff reviewed the request made by the Commission in adding language to the conditions of approval which would allow the applicant to apply for a variance or lot line adjustments as well as provide greater flexibility in meeting the demands of the real estate market. Staff determined that additional language was not necessary as the applicant by right may apply for a variance or lot line adjustment. Findings would be updated to reflect.
18. During the October 15, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the applicant's attorney regarding the proposed development.
19. During the October 15, 2008 public hearing, staff stated that the applicant is currently resolving the issues related to Mitigation Measure No. 14 and is in discussions with Caltrans.
20. During the October 15, 2008 public hearing, the applicant stated that he had met with Public Works and Caltrans and was willing to pay \$200,000.00 as a "fair-share" amount for project but Caltrans was still requesting \$9.2 million for mitigation. The applicant stated that this amount would stop the project.
21. During the October 15, 2008 public hearing, the applicant's attorney stated that the Commission had the authority to waive the requirements of MMP Condition No. 14 and should waive them since the proposed project would not create the traffic impacts that Caltrans had calculated for the "fair-share" amount.

Findings

22. During the October 15, 2008 public hearing, the Commission stated that they were not in a position to make a decision and needed to understand what information Caltrans was basing their determination on.
23. On October 15, 2008, after taking all testimony, the Commission continued the public hearing to December 3, 2008 to allow the applicant time to continue negotiating with Caltrans and try to resolve the "fair-share" amount issue related to MMP Condition No. 14.
24. During the December 3, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the applicant's attorney regarding the proposed development.
25. During the December 3, 2008 public hearing, staff stated that the applicant was still resolving the issues related to Mitigation Measure No. 14 with Caltrans but the applicant was confident an agreement would be reached on a "fair-share" amount to be paid by the applicant.
26. During the December 3, 2008 public hearing, the applicant stated that negotiations with Caltrans was continuing but he was confident a written agreement would be reached soon and would accept the requirements of Mitigation Measure No. 14.
27. During the December 3, 2008 public hearing, the Commission inquired if multiple lot line adjustment applications can be submitted on the same subdivision map. County Counsel responded that it was possible to have multiple lot line adjustment applications on the same map but it would have to be reviewed on a case by case basis based on factors including configuration of lots.
28. During the December 3, 2008 public hearing, the Commission inquired who would pay the "fair-share" amount required by Mitigation Measure No. 14 if each parcel is sold individually. The applicant's attorney stated that the size of the building constructed on each parcel would determine the amount to be paid into the "fair-share" account.
29. On December 3, 2008, after taking all testimony, the Commission closed the public hearing, adopted the Mitigated Negative Declaration and Mitigation Monitoring Program, and approved Vesting Tentative Parcel Map No. 060030, Conditional Use Permit Case No. 03-238-(5) and Oak Tree Permit Case No. 2007-00006-(5).
30. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document

Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified less than significant effects with project mitigation for Noise, Air Quality, Biota, Drainage and Grading, Oil Field Maintenance, Toxic Substances Control, Recycling of Debris Material, Roads and Highways and Emergency Services. Based on the Initial Study and project revisions, a Mitigated Negative Declaration ("MND") has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").

31. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.
32. This project does not have "no effect" fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
33. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:**

- A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the Los Angeles County Code;
- B. That the removal of four oak trees is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive;

- C. That the removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- D. That the removal of the oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure;

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Oak Tree Permit Case No. 2007-00006-(5) is approved subject to the attached conditions established by the Commission

**DEPARTMENT OF REGIONAL PLANNING
OAK TREE PERMIT CASE NO. 2007-00006-(5)**

CONDITIONS:

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") at either 818-890-5719 or 323-881-2481).

1. This grant allows the removal of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 1, 2, 3 and 4 on the applicant's site plan map and Oak Tree Report.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective until the permittee and the owner of the property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions have been recorded as required by Condition No. 4 and until all required monies have been paid pursuant to Condition No. 9 and 11.
4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
5. 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.
6. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions.
7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
8. No Oak tree shall be encroached upon until the permittee has obtained all permits and approvals required for the work which necessitates such encroachment.

9. Within five (5) days of the approval date of this grant, the permittee shall remit processing fees 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 Public Resources Code. The project does not have "no effect" on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current total fee amount is \$1,926.75.
10. Record a covenant with Regional Planning agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the draft covenant to the Director of Regional Planning ("Director of Planning") for approval.
11. Within 30 days of project approval, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. 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 Mitigation Monitoring Program.
12. The mitigation measures set forth in the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this permit, and the permittee shall comply with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Planning for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director of Planning.
13. The term "Oak Tree Report" refers to the document on file at Regional Planning by Richard Ibarra, the consulting arborist, dated January 10, 2007.
14. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning ("Director of Planning") and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director of Planning and Forester any failure to fully comply with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

Conditions

15. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval on the project site and available for review. All Individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval.
16. This grant allows the removal of four (4) tree(s) of the Oak genus identified as Tree Numbers 1, 2, 3 and 4 on the applicant's site plan map and Oak Tree Report.
17. The applicant shall in lieu of mitigation planting, pay the arborist's appraisal value for the removal of four (4) oak trees numbered 1, 2, 3 and 4. A contribution into the County of Los Angeles Oak Forest Special Fund shall be made in the equivalent to the oak removed according to the International Society of Arboriculture's "Guide for Plant Appraisal." The appraisal value has been calculated by the consulting arborist, Richard Ibarra and approved by the County Forester as \$18,870.
18. Encroachment within the protected zone of any additional trees of the Oak genus on the project site is prohibited.
19. Should encroachment within the protected zone of any additional trees of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".
20. No planting or irrigation system shall be installed within the drip line of any Oak tree that will be retained.
21. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
22. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any oak.
23. Any violation of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
24. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially

responsible and shall reimburse the Forester for all enforcement efforts necessary to bring the subject property into compliance. The Director of Planning and the Forester shall retain the right to make regular and unannounced site inspections.

25. 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 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 health or safety or as to be a nuisance.
26. The permittee shall defend, indemnify and hold harmless Los Angeles County (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 such claim, action, or proceeding and the County shall reasonably cooperate in the defense.
27. 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, 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 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 by the department reach 80 percent of the amount on deposit 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.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

28. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Parcel Map No. 060030. In the event that the tentative map should expire without the recordation of a final map, this grant shall terminate

upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

29. This grant shall terminate upon the completion of the authorized Oak tree encroachment and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Regional Planning.

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 060030 (Rev.)

TENTATIVE MAP DATED 10-16-2007
EXHIBIT MAP DATED 10-16-2007

The following reports consisting of 15 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, Undergrounding 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. Quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
11. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
12. The first unit of this subdivision shall be filed as Parcel Map No. 60030-01, the second unit, Parcel Map No. 60030-02, and the last unit, Parcel Map No. 60030.
13. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
14. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
15. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
16. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
17. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
18. Grant ingress/egress and utility easements to the public over the private and future or future streets.

19. 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.
20. 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.
21. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
22. 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.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

PARCEL MAP NO: 060030

REVISED TENTATIVE MAP DATE: 10/16/2007
EXHIBIT MAP DATE: 10/16/2007

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Hydrology/Storm Drain Approval/Issuance of Grading Permit:

1. Provide drainage facilities to remove the flood hazard. This is required to the satisfaction of the Department of Public Works.
2. 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.
3. Comply with the requirements of the Drainage Concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 9/12/2007 to the satisfaction of Public Works.
4. Prior to approval of any grading and storm drain improvement plan, notarized drainage covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite drainage covenants will be determined by Public Works based on hydrology and hydraulic studies which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Form an assessment district to finance the future ongoing maintenance and capital replacement of all SUSMP devices/systems. The developer shall cooperate fully with Public Works in the formation of the assessment district. SUSMP devices/systems may include, but are not limited to, catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.
2. The developer shall deposit the first year's total assessment based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years' assessment will be collected through the property tax bill.

Name  DS Date 12/10/2007 Phone (626) 458-4921
ELAINE KUNITAKE



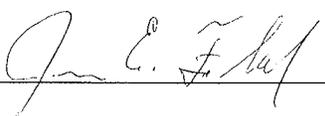
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ROAD AND GRADING SECTION
GRADING UNIT

DATE 11/27/07
PARCEL MAP NO. 060030

REVISED TENTATIVE MAP DATED 10/16/07
EXHIBIT MAP 10/16/07

GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
2. A maintenance association or maintenance agreement is required for all privately maintained drainage devices.
3. An oak tree permit is required. The grading plan should show and call out the location and proposed status of each of the oak trees on the project in conformance with the arborist's report and the approved oak tree permit.
4. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board for debris basins with a minimum capacity of 5,000 cubic yards. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
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. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan, which was conceptually approved on 09/12/07 to the satisfaction of Public Works.
7. Prior to approval of any grading, or other improvement plan and prior to recordation of any final map for this subdivision, notarized drainage covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite drainage covenants will be determined by Public Works based on hydrology and hydraulic studies which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

Name  Date 11/27/07 Phone (626) 458-4921

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 60030
SUBDIVIDER Sterling Gateway
ENGINEER Sikand
GEOLOGIST & SOILS ENGINEER A.E. Seward Eng. Geology, Inc.

TENTATIVE MAP DATED 10/16/07 (Revision)
LOCATION Val Verde
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 9/12/06, 7/7/06, 10/7/05

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://www.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://www.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*).
5. The Soils Engineering review dated 11/15/07 is attached.

Prepared by _____ Reviewed by  Date 11/15/07
Geir Mathisen

**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
Sheet 1 of 1

Tract 60030
Location Val Verde
Developer/Owner Sterling Gateway
Engineer/Architect Sikand
Soils Engineer Allan E. Seward Engineering Geology, Inc. (05-1132-3)
Geologist Allan E. Seward Engineering Geology, Inc.

DISTRIBUTION:

1 Drainage
1 Grading
1 Geo/Soils Central File
 District Engineer
1 Geologist
1 Soils Engineer
1 Engineer/Architect

Review of:

Revised Tentative Tract Map and Exhibits Dated By Regional Planning 10/16/07
Soils Engineering and Geologic Report Dated 10/7/05
Soils Engineering and Geologic Addenda Dated 9/12/06, 7/7/06
Previous Review Sheet Dated 6/5/07

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.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

THE ONSITE SOILS HAVE LOW TO HIGH EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.

Prepared by _____

09

Jeremy Wan

Date 11/15/07

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

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

P:\gmepub\Soils Review\Jeremy\TR 60030, Val Verde, TTM-A_9.doc



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

1. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
2. Intersect "A" Street with Avenue Penn at right angle to the satisfaction of Public Works.
3. Provide minimum landing area of 100 feet at a maximum 3 percent grade on all "tee" intersections to the satisfaction of Public Works.
4. Provide property line return radii of 27 feet where the roads serve a commercial or industrial development plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA), including the off-site portion on "A" Street with Avenue Penn to the satisfaction of Public Works.
5. Dedicate right of way 42 feet from centerline on Witherspoon Parkway, "A" Street, and "B" Street (including the cul-de-sac streets as shown on the tentative map). The alignment on Witherspoon Parkway must be compatible with Parcel Map 19784.
6. Dedicate the right to restrict vehicular access on "A" Street, "B" Street, and Witherspoon Parkway.
7. Construct curb, gutter, base, and pavement along the property frontage on Witherspoon Parkway, "A" Street, and "B" Street.
8. Underground all existing and new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
9. Plant street trees along the property frontage on Witherspoon Parkway, "A" Street, and "B" Street.
10. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Witherspoon Parkway, "A" Street, and "B" Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development, including any roadways conditioned for street lights that are outside the proposed project area, to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provide the following conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
11. Provide and install street name signs prior to occupancy of buildings.
 12. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works.

13. Prepare detailed 1" = 40' scaled signing and striping plans for all multi-lane streets along the property frontage, and other roadways and intersections identified in the approved traffic study this subdivision to the satisfaction of Public Works.
14. Prior to final map approval, enter into a written agreement with the County of Los Angeles, whereby the subdivider agrees to issue a letter of credit to fully guarantee the payment of fee for the proposed Magic Mountain Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of recordation. The current fee is \$10,000 per factored unit and is subject to change.
15. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the proposed Magic Mountain Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements which may used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.
16. Off-site easements and/or right of way are required to accommodate the construction of parkway return and curb ramp at the intersection of "A" Street with Avenue Penn to meet current Americans with Disabilities Act (ADA) requirements. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way.



Prepared by Allan Chan
pm60030r-rev5(rev'd 12-11-07).doc

Phone (626) 458-4921

Date 12-11-2007



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

DONALD L. WOLFE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

June 20, 2007

Mr. Daryl Zerfass
Austin-Foust Associates, Inc.
2223 Wellington Avenue, Suite 300
Santa Ana, CA 92701-3161

Dear Mr. Zerfass:

**STERLING INDUSTRIAL
PARCEL MAP NO. 60030
TRAFFIC IMPACT ANALYSIS (JUNE 2007)
CASTAIC JUNCTION AREA**

As requested, we have reviewed the subject document. The proposed project is west of Avenue Penn in the unincorporated County of Los Angeles area of Castaic Junction. The project will be accessed from Commerce Center Drive to Witherspoon Parkway and Livingston Avenue.

The proposed project is located on a 117-acre site adjacent to the Valencia Commerce Center. The project consists of 37 industrial lots, which will be developed with 1,221,360 square feet of industrial park uses. The project is estimated to generate approximately 7,300 vehicle trips daily, with 800 vehicle trips during both the a.m. and the p.m. peak hours.

We generally agree with the revised traffic study that the project alone will significantly impact the following County intersections. The following improvements shall be the sole responsibility of the project and made a condition of approval to be in place prior to the issuance of building permit.

Commerce Center Drive at Witherspoon Parkway

South approach: Two left-turn lanes and three through lanes (add left-turn lane).

Install traffic signal.

Mr. Daryl Zerfass
June 20, 2007
Page 2

Commerce Center Drive at Harrison Parkway

South approach: Two left-turn lanes and three through lanes (add left-turn lane).

West approach: One shared left/right-turn lane and one exclusive right-turn lane (convert left-turn lane to shared left/right-turn lane).

Install traffic signal.

Significant project impacts will also occur at the following locations. The County, along with Newhall Land and Caltrans, are in the process of constructing major regional interchange improvements at these locations. The installation of the improvements will mitigate the impacts due to the project. However, until these improvements are completed the project will have an unmitigated significant project impacts. Therefore, building permits shall be withheld until the following improvements are in place and operational.

Hasley Canyon at I-5 Interchange (Roundabout)

Commerce Center Drive at SR-126 Interchange (Grade Separation)

We also agree that the project along with other related projects will significantly impact the following County intersections. The project shall contribute its proportionate share of the cost for the following mitigation measures:

Commerce Center Drive at Witherspoon Parkway

North approach: Two through lanes, one shared through/right-turn lane, and one exclusive right-turn lane (convert one through-lane to shared through/right-turn lane).

The project's pro-rata share is 31 percent.

Commerce Center Drive at Franklin Parkway

South approach: Two left-turn lanes and three through-lanes (add left-turn lane).

West approach: One left-turn lane and two right-turn lanes (add right-turn lane).

The project's pro-rata share is 24 percent.

Mr. Daryl Zerfass
June 20, 2007
Page 3

The Old Road at Henry Mayo Drive

West approach: Two left-turn lanes and one free-flow right-turn lane (add left-turn lane).

The project's pro-rata share is 1 percent.

Conceptual plans and cost estimates for these improvements shall be submitted to Public Works for review and approval prior to map recordation.

We also generally agree that the project will not have a significant impact on the Congestion Management Program-monitored intersection, arterials, or freeways in the area.

If you have any questions regarding the review of the document, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

DONALD L. WOLFE
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

PA: cn

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cc: Caltrans (Cheryl Powell)
City of Santa Clarita (Ian Pari)
Newhall Land (Barbara Fortman)

bc: Land Development (Sheridan, Witler, Wong)

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. We have identified potential mitigation measures for the existing sewer system within Commerce Center Drive (PC 12063AS). A sewer assessment district may be formed to fund these mitigation measures for the sewer portion from Hasley Canyon Road to The Old Road. If a sewer assessment district is formed, submit a proportional payment to fund these mitigation measures to the satisfaction of Public Works. If the sewer district is not formed by the recordation of this subdivision, provide a letter of credit in an amount to cover all identified mitigation measures per the approved sewer area study to the satisfaction of Public Works.
4. Include intermittent flow tests in the Mitigation Monitoring section of the California Environmental Quality Act documents to the satisfaction of Public Works. A cash deposit in the amount of \$10,000 shall be submitted to Public Works to guarantee performance of these flow tests.
5. The subdivider shall obtain a will serve letter and if necessary, request for annexation from the County Sanitation District. The request for annexation must be approved prior to final map approval.
6. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.

DGR

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If applicable, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each commercial lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

DGR
Prepared by Lana Radle
pm60030w-rev5.doc

Phone (626) 458-4921

Date 11-27-2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

P.P. - Ramon

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60030

Map Date October 16, 2007 - Ex. A & Large Building Alternate

C.U.P. 03-238

Vicinity Val Verde

- 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 902 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: See additional sheets for specific requirements on each Ex. A alternate design.

By Inspector: Juan C. Padilla

Date November 29, 2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

SUBDIVISION NO. **TR 60030 - Ex. A & Large Building Alternate**

PAGE NO. **1**

Tentative Map

- 1 The CUP Exhibits shall comply with the corrections / notes on the plans pertaining to inadequate vehicular access, walking access and turnarounds to Fire Department standards.
- 2 All flag lot designs shall provide for monumented addressing at the street to clearly indicate structure locations, clearly depict this on the C.U.P. request.

Exhibit A

- 1 All dead end Private Driveways and Fire Lanes exceeding a distance of 150' shall provide an approved Fire Department Ladder Truck turnaround design of 42' turning radius. (Lots 1, 6, 7, 10, 14, and 27)
- 2 Clearly depict the 5' pedestrian walking access around the buildings on the exhibit map. (Lot 1, 6, 12, 14, 22, 27, 28, 31)
- 3 The driveway access within Lot 24 east of the building near the 40 x 12 parking stalls shall provide a minimum paved width of 28'.
- 4 All reciprocal access shall have reciprocal access agreements for fire lane purposes. Verification of approval agreements from the Department of Regional Planning shall be submitted to our office prior to Final Map clearance.

Ex. A - Large Building Alternate

- 1 All dead end Private Driveways and Fire Lanes exceeding a distance of 150' shall provide an approved Fire Department Ladder Truck turnaround design of 42' turning radius. (Lots 1, 2, and 27)
- 2 Clearly depict the 5' pedestrian walking access around the buildings on the exhibit map. (Lot 1, 2, 5, 12, 13, 19, and 20)
- 3 Provide a Fire Department Ladder Truck hammerhead turnaround design in Lots 5, 12, and 13.
- 4 Clearly depict access within Lot 27.
- 5 All reciprocal access shall have reciprocal access agreements for fire lane purposes. Verification of approval agreements from the Department of Regional Planning shall be submitted to our office prior to Final Map clearance.

By Inspector: Juan C. Padilla Date: November 29, 2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60030

Tentative Map Date October 16, 2007 - Ex. A & Large Building Alternate

Revised Report yes

- Checkboxes for fire flow requirements, hydrant installation, and fire department approval conditions.

Comments: The required fire flow for the required public fire hydrant maybe reduced during the building plan check review process. On-site fire hydrant locations will be determined by Fire Prevention Engineering during the building plan check review process.

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.

By Inspector Juan C. Padilla Date November 29, 2007



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	60030	DRP Map Date: 10/16/2007	SCM Date: 12/03/2007	Report Date: 11/28/2007
Park Planning Area #	35B	CASTAIC/VAL VERDE		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

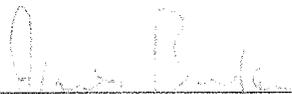
No trails.

Comments:

Proposed 31 industrial lots.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Developer Obligations/Land Acquisitions



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	60030	DRP Map Date:10/16/2007	SMC Date:12/03/2007	Report Date: 11/28/2007
Park Planning Area #	35B	CASTAIC/VAL VERDE		Map Type:REV. (REV RECD)

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

(P)people x (0.003) Goal 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.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

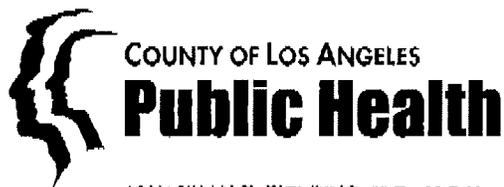
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.36	0.0030	0	0.00
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = 35B CASTAIC/VAL VERDE

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$173,200	\$0

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
0.00	0.00	0.00	0.00	\$173,200	\$0



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

JONATHAN E. FREEDMAN
Acting Chief Deputy

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5260 • FAX (626) 960-2740

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Fifth District

August 6, 2008

RFS No. 07-0029677

Parcel Map No. 060030

Vicinity: Val Verde

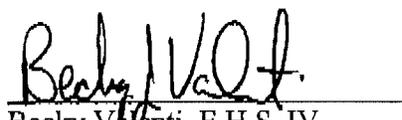
Addendum Letter to Tentative Parcel Map Date: October 16, 2007 (6th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Parcel Map 060030** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Valencia Water Company**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #32** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,


Becky Valenti, E.H.S. IV
Land Use Program



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN



July 17, 2008

Ramon Cordova, Regional Planning Assistant
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Cordova:

OAK TREE PERMIT #2007-00006, WESTERLY EXTENSION WITHERSPOON PARKWAY, VAL VERDE

We have reviewed the "Request for Oak Tree Permit #2007-00006." The project is located at the westerly extension of Witherspoon Parkway in the unincorporated area of Val Verde. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Richard Ibarra, the consulting arborist, dated January 10, 2007.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER

BRADBURY
CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA

CUDAHY
DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENORA
HAWAIIAN GARDENS

HAWTHORNE
HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

3. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.
4. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL:

5. This grant allows the removal of four (4) trees of the Oak genus (*Quercus lobata*) identified as Tree Numbers 1, 2, 3 and 4 on the applicant's site plan and Oak Tree Report.

MITIGATION TREES:

6. The applicant shall in lieu of mitigation planting, pay the arborist's appraisal value for the removal of four (4) oak trees numbered 1, 2, 3 and 4. A contribution into the County of Los Angeles Oak Forest Special Fund shall be made in the equivalent to the oak removed according to the International Society of Arboriculture's "Guide for Plant Appraisal." The appraisal value has been calculated by the consulting arborist, Richard Ibarra and approved by the County Forester as \$18,870.

All contributions into the Oak Forest Special Fund should be made payable and sent to:

County of Los Angeles Department of Parks and Recreation
Oak Forest Special Fund
433 South Vermont Avenue
Los Angeles, California 90020-1975
(213) 351-5136

Oak Tree Ordinance Sec. 22.56.214D.

The Oak Forest Special Fund allows developers to pay into a fund the sum equal to the value of the trees removed which may in turn be used to plant and maintain Oak trees on County parklands or to acquire oak woodland or historically significant Oak areas.

NON-PERMITTED ACTIONS AND VIOLATIONS:

7. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
8. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss.

Ramon Cordova, Regional Planning Assistant
July 17, 2008
Page 3

Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

9. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
10. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
11. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
12. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
13. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



JOHN R. TODD, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JRT:jl

Enclosure



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

July 21, 2008

Bruce W. McClendon FAICP
Director of Planning

**PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION**

Project: 03-238
Case: PM 060030

The Department of Regional Planning (DRP) staff has determined that the following mitigation measures or conditions for the project are necessary to ensure that the proposed project will not cause significant impacts upon the environment.

The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of project approval, in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

Mitigation Measures for: **Noise**

1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:

A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.

B. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.

Mitigation Measures for: **Air Quality**

2. All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.

3. The Project Developer/General Contractors shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout

the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Keep all construction equipment in proper tune in accordance with manufacturer's specifications.
- Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks).
- Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)
- Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).
- Limit truck and equipment idling time to five minutes or less.
- Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.
- To further reduce PM10 and PM2.5 emissions during mass grading, fine grading, and trenching activities, material handling equipment (e.g., graders, rubber tired dozers, tractors/loaders/backhoes, excavators, scrapers, and water trucks) shall be equipped with a Diesel Particulate Filter (DPF) in a manner to ensure operability and efficiency.
- To further reduce NOx emissions during mass grading, fine grading, and trenching activities, material handling equipment (e.g., graders, rubber tired dozers, tractors/loaders/backhoes, excavators, scrapers) shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 30 percent minimum as feasible.
- To further reduce NOx emissions during mass grading, fine grading, and trenching activities, material handling equipment, water trucks shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 25 percent minimum as feasible.
- To further reduce PM10 and PM2.5 emissions during paving activities, pavers, rollers, and other paving equipment shall be equipped with a DPF in a manner to ensure operability and efficiency.
- To further reduce NOx emissions during paving activities, pavers, rollers, and other paving equipment shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 35 percent minimum as feasible.

- To further reduce PM10 and PM2.5 emissions during construction activities, equipment such as cranes, forklifts, generator sets, tractors/dozers/backhoes, and welders shall be equipped with a DPF in a manner to ensure operability and efficiency.
 - To further reduce NOx emissions during construction activities, equipment such as cranes, forklifts, generator sets, tractors/dozers/backhoes, and welders shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 35 percent minimum as feasible.
4. The Project Developer/General Contractors shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required include the following:
- Apply dust suppressants (e.g., polymer emulsion) to actively disturbed areas upon completion of clearing and grading.
 - Replace ground cover in disturbed areas as quickly as possible.
 - Water disturbed sites three times daily (locations where grading is to occur will be thoroughly watered prior to earth moving).
 - All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches.
 - Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.
 - During construction, trucks and vehicles in loading and unloading queues would turn their engines off when not in use to reduce vehicle emissions; all construction vehicles shall be prohibited from idling in excess of 5 minutes, both on and off site.
 - Require minimum soil moisture of 12 percent for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content can be verified by lab sample or moisture probe.
 - Construction emissions will be scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
 - General contractors shall maintain and operate construction equipment to minimize exhaust emissions; all construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.
 - Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more.
 - An information sign shall be posted at each entrance to the construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.

Mitigation Measures for: **Biota**

5. The following mitigation measures shall be applied:

A. As mitigation for impacts to coastal sage scrub, Peirson's morning glory, and wildlife movement, coastal sage scrub with known locations and/or potential habitat (within high quality coastal sage scrub) for the Peirson's morning glory is being preserved on-site and within a portion of APN: 3271-005-030,

which will be set aside as a conservation easement and properly maintained by an appropriate entity approved by Los Angeles County. The off-site mitigation area (APN: 3271-005-030) was selected because it is located adjacent to the Project Site and supports higher quality Riversidean sage scrub communities, the same special-status plants and special-status wildlife as the impacted parcel, and that it is continuous with undeveloped land to the south and west that connects to the Santa Clara River. Surveys within the off-site mitigation area (APN: 3271-005-030) included vegetation mapping and a burrowing owl habitat assessment conducted in 2007. Four (4) vegetation types were mapped, which include coastal sage scrub, riparian scrub, ruderal/non-native grasslands, and disturbed/developed lands. The coastal sage scrub within the mitigation area (APN: 3271-005-030) closely resembles the coastal sage scrub within the Project Site. Due to the close proximity of the mitigation area (APN: 3271-005-030) to the Project Site, the mitigation area is expected to support the same flora and fauna as the Project Site.

B. The following mitigation shall apply as indicated:

- Coastal Sage Scrub – As mitigation for impacts to coastal sage scrub, approximately 5.5 acres of coastal sage scrub is being preserved on-site and 30.0 acres of coastal sage scrub within a portion of the off-site mitigation area (APN: 3271-005-030).
- Riparian Scrub – As mitigation for impacts to riparian scrub, the developer shall provide a minimum of a 1:1 replacement ratio for these resources. Appropriate mitigation for impacts to riparian scrub (CDFG jurisdictional waters) will be determined through the CDFG 1602 Streambed Alteration Agreement permitting process.
- Valley Oak Trees – Impacts to 0.12 acres of valley oak trees consists of four valley oak trees (*Quercus lobata*), of which one tree is considered a heritage oak. As mitigation for impacts, the developer has contributed \$18,870.00 to the Los Angeles County “Oak Forest Special Fund”.
- Peirson’s Morning Glory – Approximately 2.31 acres of known locations and/or potential habitat for the Peirson’s morning glory will be impacted through project development. As mitigation for impacts to mapped areas of Peirson’s morning glory, approximately 2.60 acres of known locations and/or potential habitat (within high quality coastal sage scrub) for the Peirson’s morning glory is being preserved on-site and 10.9 acres of known locations and/or potential habitat (within high quality coastal sage scrub) for the Peirson’s morning glory within a portion of the off-site mitigation area (APN: 3271-005-030).
- Western Burrowing Owl – Foraging habitat for a species of concern to CDFG, western burrowing owl (CSC), will be impacted through project development. As mitigation for impacts to burrowing owl foraging habitat, the project is to preserve as a conservation easement approximately 10.5 acres of burrowing owl potential suitable habitat within a portion of the off-site mitigation area (APN: 3271-005-030). Also, in accordance with Section 2.1.5 [Western Burrowing Owl] of the Impact Analysis and Mitigation Measures within the Biological Constraints Analysis (BCA) prepared for this project, the applicant shall conduct pre-construction surveys for the western burrowing owl (*Athene cunicularia hypugea*) in accordance with CDFG and the California Burrowing owl Consortium guidelines. Surveys should be conducted within 30 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur if owls are present outside of the nesting season.

- Western Spadefoot Toad (WST) – A wildlife species of concern to CDFG, the western spadefoot toad (CSC), will be impacted through project development. Approximately 1,550 square feet (0.04 acre) of occupied western spadefoot toad habitat will be impacted through project development. As mitigation for impacts, the developer is to create a seasonal pool suitable for western spadefoot toad occupation at a 1:1 ratio (0.04 acre). The created seasonal pool will be suitable for the WST reproductive cycle (e.g. pond water for 3 weeks or more) located within approximately 0.2 acre of ruderal/non-native grassland vegetation habitat of the proposed mitigation area as determined by a qualified biologist. WST tadpoles (larvae) will be translocated from the impacted seasonal pool to the created seasonal pool and monitored for a minimum of three years or a specific time as determined through coordination with CDFG. A WST mitigation and monitoring plan shall be prepared and approved by Los Angeles County prior to commencement of construction that details the proposed pond creation and WST salvage and relocation effort. The pond creation and WST salvage program shall be implemented during the seasonally appropriate period of the wet season (when rainfall fills the ponds) prior to any ground disturbance.
- Wildlife Movement – The project will affect north and south local movement of wildlife from the mitigation parcel to areas north of the project. Regional wildlife movement is limited through the project site due to the surrounding development and infrastructure such as secondary improved roads to the north. As mitigation to the project's grading impacts on native plant and wildlife populations, and to facilitate movement of wildlife through the area following project implementation, the developer shall revegetate the exterior slopes and fuel modification areas with species native to the local area that are approved by the Los Angeles County Fire Department and Department of Regional Planning. Therefore, 30.7 acres will be preserved or revegetated within the north, south, and mostly along the western boundary of the Project Site, which will provide for north-south wildlife movement through the Project Site. The applicant shall also preserve 5.5 acres of Riversean sage scrub, 7.4 acres of ruderal/non-native grassland, and 0.7 acre of box-springs goldenbrush-grassland within the Project Site.
- Corps Jurisdiction – The project will impact approximately 7,840 square feet (0.18 acre) of Corps jurisdictional waters, none of which consist of jurisdictional wetlands. As mitigation for impacts to Corps jurisdiction, the applicant shall provide a minimum of a 1:1 replacement ratio for these resources, subject to agency approval. Appropriate mitigation for impacts to Corps jurisdictional waters will be determined through the Section 404 Permit.
- CDFG Jurisdiction – The project will impact approximately 16,117 square feet (0.37 acre), of which 8,712 square feet (0.20 acre) consist of vegetated riparian habitat. As mitigation for impacts to CDFG jurisdiction, the developer shall provide a minimum of a 1:1 replacement ratio for these resources, subject to agency approval. Appropriate mitigation for impacts to CDFG jurisdictional waters will be determined through the CDFG 1602 Streambed Alteration Agreement permitting process.

C. To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be prepared for all graded areas outside of any mandated brush clearance zones and shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. The landscape plan shall limit irrigation to within Fuel Modification Zone A and shall utilize only locally indigenous plant species and varieties in accordance with the requirements of the Castaic CSD.

D. The developer shall consult with CDFG prior to the issuance of any grading permits for potential impacts to State listed species and any salvage and relocation plans for special status plant or wildlife species. Although not observed on site during site surveys, the California Coastal Gnatcatcher is known to be present in the vicinity. In order to ensure its protection, as well as other Migratory nongame native bird species that are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13), of which Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit the take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA), the developer shall ensure that if project activities cannot feasibly avoid the breeding bird season, then beginning thirty days prior to the disturbance of a suitable nesting habitat the developer/project proponent will arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys should be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. If a protected native bird is found, the project proponent should delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing marking the protected area 300 feet (or 500 feet) from the nest. Construction personnel should be instructed on the sensitivity of the area. The project proponent should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. The developer shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

E. Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.

F. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt. The applicant shall limit the amount of barriers for the Project Site to the greatest extent possible. Any barriers constructed for the project will not impede any north-south wildlife movement through the preserved and revegetated areas within the Project Site.

G. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of

surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.

H. Vegetation within the Fuel Modification Plan area outside of irrigated areas shall be thinned selectively (i.e. no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and 'rest' before being pruned again. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, disking, other large machinery, or herbicides shall not be used.

I. Anticoagulants are not to be used as a method of rodent control.

Mitigation Measures for: **Drainage and Grading**

6. The requirements for an approved drainage concept and grading plan will be necessary for any grading proposed. The plans must be reviewed and approved to the satisfaction of Public Works, prior to the issuance of any grading and building permits. All development and redevelopment projects, which fall into one of the Standard Urban Stormwater Mitigation plans project types, characteristics, or activities, must obtain Standard Urban Stormwater Mitigation Plans approval by the appropriate agency.

7. Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, and/or storm water treatment facilities, the applicant/developer must first contact the Environmental Programs Division for required approvals and operating permits.

8. A grading plan and geotechnical report shall also be reviewed and approved by Public Works prior to the issuance of a grading permit.

9. The applicant shall contact the State of California Department of Fish and Game for instructions on their review of the drainage concept and grading plan, and obtainment of a Streambed Alteration Agreement if necessary. Review and approval of the plan is required prior to any issuance of grading permits by Public Works.

Mitigation Measures for: **Oil Field Maintenance**

10. The applicant shall implement the following mitigation measures to ensure the safety and proper maintenance of the existing oil field/wells on site:

- No building intended for human occupancy should be located near any active well unless suitable safety and fire protection measures are approved by the County Fire Department.
- Setback structures at least ten (10) feet on two sides, fifty (50) feet on the third side, and open access on the fourth side to accommodate a workover rig.
- Establish and designate open areas, such as drilling islands, to allow for potential drilling and to recover oil and gas resources. Refer to State of California Department of Conservation (DOGGR)

Division publication TR31, "Land Use Planning in Urban Oil Producing Areas", before finalizing all land use planning decisions.

- Maintain adequate access to all tank settings and well locations; should be sufficient to allow for the entry and operation of heavy equipment, tank trucks, and, at well sites, workover rigs and masts.
- For public safety, all wells and associated equipment within the project site shall be enclosed by an eight-foot block wall, with barbed wire on the inside at the seven foot level. Suitable secure gates should be provided which are capable of allowing large workover equipment access into the well sites. The grade within the enclosed areas should be constructed so that potential spillage will be confined to the enclosure. Safety shut-down devices on wells and other oilfield equipment must be considered when appropriate. To restrict access, climbable landscaping around the perimeter of the oilfield facility shall be avoided.
- To ensure periodic maintenance of the active wells, until they are plugged and abandoned, adequate clearance shall be provided for well workover equipment; roads for such equipment should have a minimum of 12-foot width of clearance and be designed for heavyweight use.
- Any proposed structure to be located over or in proximity to a previously plugged and abandoned well may require that the well be plugged to current State of California Department of Conservation (DOGGR) Division specifications. Section 3208.1 of the Public Resources Code (PRC) authorizes the State Oil and Gas Supervisor (Supervisor) to order the reabandonment of any previously plugged and abandoned well when construction of any structure over or in the proximity of the well could result in a hazard. The cost of reabandonment operations is the responsibility of the owner of the property upon which the structure will be located.
- Any plugged and abandoned or unrecorded wells that are damaged or uncovered during excavation or grading may require remedial plugging operations. If such damage or discovery occurs, the State of California Department of Conservation (DOGGR) Division's district office must be contacted to obtain information on the requirements for and approval to perform remedial operations.
- All wells within or in close proximity to project boundaries must be accurately plotted on all future maps of this project, and a legible copy of the final project map must be submitted to the State of California Department of Conservation (DOGGR) Division's District office in Ventura.
- If construction over an abandoned well is unavoidable then an adequate gas venting system shall be placed over the well. In addition, the Los Angeles County Building Code, Section 110.4, requires that buildings or structures adjacent to or within 200 feet (60.96 m) of active, abandoned, or idle oil or gas well(s) be provided with methane gas protection systems.
- To ensure proper review of the project, the applicant shall consult the State of California Department of Conservation (DOGGR) Division's packet entitled, "Construction Project Site Review and Well Abandonment Procedure" which outlines the information a project developer must submit to the Division for review. Contact the Building and Safety Division of the Department of Public Works for a copy of the site-review packet.

- Prior to commencing operations, the project applicant must consult with the State of California Department of Conservation (DOGGR) Division's Ventura office for information on the wells located in the project area. Submit a legible copy of the final project map, and all future maps of this project, with all wells accurately plotted to the Division's District office in Ventura.

Mitigation Measures for: **Toxic Substances Control**

11. The applicant/developer shall contact the State of California Department of Toxic Substances Control (DTSC) for an evaluation as to whether conditions at the site pose a threat to human health or the environment. If necessary, all environmental investigation and/or remediation shall be conducted under a Work Plan which is approved by a regulatory agency who has jurisdiction to oversee hazardous waste cleanups (e.g. Los Angeles County Fire Department). Proper investigation and remedial actions shall be conducted at the site prior to its development. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soil exists, the applicant/developer shall follow the directives of the (DTSC), the Health Hazardous Materials Division of the County Fire Department, and the Environmental Programs Division of County Public Works, as to how any required investigation and/or remediation will be conducted. These agencies will be in charge of regulatory oversight. DTSC provides guidance for Preliminary Endangerment Assessment preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on VCP, please go to www.dtsc.ca.gov.

Mitigation Measures for: **Recycling and Debris Material**

12. Construction projects with a total value of over \$100,000 and demolition and grading projects in the County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the County's Construction and Demolition Debris Recycling and reuse Ordinance. A recycling and Reuse Plan must be submitted to and approved by the Environmental Programs Division before a construction, demolition, or grading permit may be issued.

Mitigation Measures for: **Sewer**

13. Although the project area is outside the jurisdictional boundaries of the County Sanitation Districts and will require annexation into the Santa Clarita Valley Sanitation District before sewerage service can be provided to the proposed development, due to the potential impact that the project may have on the existing downstream sewer system within Commerce Center Drive, an upgrade to the segments of the existing downstream sewer lines from Hasley Canyon Road to the County Sanitation District's trunk line in The Old Road may be required. Intermittent flow tests shall be conducted to the satisfaction of Public Works to monitor the sewer capacity and determine when upgrades are to be constructed. To guarantee the performance of these flow tests, a cash deposit in the amount of \$10,000 shall be submitted to Public Works by the applicant/developer. If a sewer assessment district is formed, the project applicant shall submit a proportional payment to fund these mitigation measures to the satisfaction of Public Works; or otherwise shall provide a letter of credit in an amount sufficient to cover all identified mitigation measures per the approved sewer area study to the satisfaction of Public Works.

Mitigation Measures for: **Roads and Highways**

14. The applicant shall meet with Caltrans to determine the potential financial share towards the capacity augmentation of the high occupancy lanes and truck lanes along the Golden State (I-5) Freeway from State Route 14/I-5 junction to State Route 126/I-5 Interchange. This freeway improvement is a defined project within the Regional Transportation Plan and contributions from developers that have a traffic impact on the freeway was contemplated by the State. The applicant shall work with Caltrans to establish an appropriate contribution towards this freeway improvement. The written agreement between the applicant and Caltrans shall be submitted to the Traffic and Lighting Division of the County Department of Public Works prior to issuance of building permits.

15. The following improvements shall be the sole responsibility of the project and made a condition of approval to be in place prior to issuance of building permits:

- Commerce Center Drive at Witherspoon Parkway:
South approach: Two left-turn lanes and three through lanes (add left-turn lane). Install traffic signal.
- Commerce Center Drive at Harrison Parkway:
South approach: Two left-turn lanes and three through lanes (add left-turn lane).
West approach: One shared left/right-turn lane and one exclusive right-turn lane (convert left-turn lane to shared left/right-turn lane). Install traffic signal.

16. The installation of improvements at the following locations will mitigate impacts due to the project and are required to be completed, in place and operational, before any building permits are issued:

- Hasley Canyon at I-5 Interchange (Roundabout)
- Commerce Center Drive at SR-126 Interchange (Grade Separation)

17. The project along with other related projects will significantly impact the following County intersections. The project shall contribute its proportionate share of the cost for the following mitigation measures:

- Commerce Center Drive at Witherspoon Parkway:
North approach: Two through lanes, one shared through/right-turn lane, and one exclusive right-turn lane (convert one through-lane to shared through/right-turn lane).
The project's pro-rata share is 31 percent.
- Commerce Center Drive at Franklin Parkway:
South approach: Two left-turn lanes and three through-lanes (add left-turn lane).
West approach: One left-turn lane and two right-turn lanes (add right-turn lane).
The project's pro-rata share is 24 percent.
- The Old Road at Henry Mayo Drive:
West approach: Two left-turn lanes and one free-flow right-turn lane (add left-turn lane).
The project's pro-rata share is 1 percent.
Conceptual plans and cost estimates for these improvements shall be submitted to Public Works for review and approval prior to map recordation.

Mitigation Measures for: **Emergency Services**

18. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance then this mitigation measure will be required.

Mitigation Measures for: **Mitigation Compliance**

19. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by a Hearing Officer or the Planning Commission will be on the project as changed/conditioned.

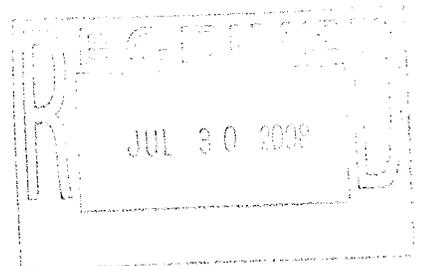
Robert E. Williams
Applicant

7/21/08
Date

[] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date





***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: 10/2/07 (VTPM060030) Staff Member: Rudy Silvas
Thomas Guide: 4459 E5-6 USGS Quad: Val Verde
Location: South of Hasley Canyon Road, west of Commerce Center Drive, at western terminus of Witherspoon Parkway, Val Verde

Description of Project:

Vesting Tentative Parcel Map No. 060030 is to create a 36 lot subdivision, with 31 industrial lots and 5 debris basin lots, over a parcel of land totaling 116.6 gross acres in the unincorporated community of Val Verde in Los Angeles County. The combined total of the net lot area will be 69.6 acres, with a total of 1,300,841 square feet of building area and 2,802 parking spaces. Grading for the site is proposed for a total of 2.4 million cubic yards of cut and fill. Access to the proposed site is to be through an extension of Witherspoon Parkway and through a newly proposed "A" Street to the south which will connect with Witherspoon Parkway through a proposed "B" Street on site. This proposed development will be an extension of the Valencia Commerce Center which abuts the site to the east. The application also includes a conditional use permit (CUP) request for development proposed in an industrial planned development zone, grading, development on a significant ridgeline in the Castaic Community Standards District area, and hillside management. No zone change or plan amendment is proposed. The proposed site for development overlays the previously approved, but unrecorded, TPM 20983.

An oak tree permit has been filed to remove one Heritage Oak Tree, and three Valley/Scrub Oak Trees on site. The applicant is requesting to provide the cash value to replace the Heritage Oak Tree with ten 15 gallon sized oak trees, and the remaining three Valley/Scrub oaks with two 15 gallon sized oak trees for each oak removed. Per the applicant's hired arborist, there is no viable location in the proposed open space area of this site to plant the 15-gallon Coast Live Oak tree replacements. Instead, the funds will be contributed to the Los Angeles County Oak Forest Special Fund as part of the tree replacement program.

There are several abandoned oil wells on the site. A gas mitigation plan will be reviewed by the Los Angeles County Department of Public Works' Environmental Programs Division, and by the California Department of Conservation's Division of Oil, Gas & Geothermal Resources.

Gross Acres: 116.6 acres

Environmental Setting: *The project site has a hilly/rolling topography and has been partially graded in some areas. Located on the site are Valley Oaks and Scrub Oaks, including one Heritage Oak, native grasses, Coastal Sage Brush, Scrub Purple Sage, sensitive animal and plant species, including the burrowing owl. Two debris basins are also located on the site. The site is currently vacant. Surrounding land uses consist of residential communities to the west and southwest, the Valencia Commerce Park to the east, and vacant land to the north and south. The project site is located within the Castaic Area Community Standards District. Two backthrust faults, and the Holser Faults (Northern and Southern Branch), are indicated on the tentative parcel map. A separate fault zone is also indicated along the map's northern boundary.*

Zoning: MPD-DP (Industrial Planned Zone – Development Program)

General Plan: (R) Non-Urban & (I) Industrial

Community/Areawide Plan: Hillside Management (HM) & Industry (M)/ Santa Clarita Valley Area Plan

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<i>TR062000/TR060267</i>	<i>265 lot subdivision with 252 residential lots proposed (pending)</i>
<i>PM18568/CP87060</i>	<i>9 Industrial lots on 29.8 AC (12-23-88 recorded)</i>
<i>TR52475/CP99048</i>	<i>44 SF, 2 OS on 70.4 AC (pending)</i>
<i>TR52584/CP98034</i>	<i>209 SF, 1 Golf, 2 OS, 2 ST on 432 AC (2-6-02 approved)</i>
<i>PM20983/ZC90445</i>	<i>1 SF, 3 Industrial lots on 197 AC (11-29-00 approved)</i>
<i>PM061062/04050</i>	<i>7 Commercial condominiums (1-4-05 approved)</i>
<i>PM062615</i>	<i>1 Industrial lot with 6 attached industrial condo (3-21-06 approved)</i>
<i>TR53295/00-210</i>	<i>Castaic Junction Industrial Park (pending)</i>
<i>TR53108/00-196</i>	<i>River Village Project (1st phase of Newhall Specific Plan) [pending]</i>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- Caltrans*
- DOC DOMG*
- DOC DOGGR*
- DTSC*
- MWD of Southern Calif.*
-

Trustee Agencies

- U.S. Fish & Wildlife*

- State Fish and Game

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- Newhall County Water Dist.
- California Highway Patrol
- Department of Water Resources
- Castaic Town Council*
- SCV Historical Society*
- Native American Heritage Commission*
- Native American Tribal Representatives*
- City of Santa Clarita*
- AQMD; SCOPE*
- Valencia Water Company*
- Castaic Lake Water Agency*
- Castaic Union School District*
- Val Verde Civic Association*
- Friends of the Santa Clarita River*

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- County Sanitation Districts*
- County Parks & Recreation*
- Fire Department*
- DHS: Environmental Planning*
- County Library*
- Sheriff*
- DPW: Drainage & Grading; Waterworks; Land Development (NPDES review and water supply); GMED; Traffic & Lighting; Transportation Planning; Environmental Programs*

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Liquefaction & landslides</i>
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Flood hazard, erosion during construction</i>
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Fire zone 4</i>
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Industrial development, construction noise</i>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>NPDES requirement; urban runoff</i>
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Dust during construction, industrial development</i>
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Natural habitat disturbance</i>
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Heritage Oak and drainage course</i>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Significant ridgeline on site</i>
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Industrial use related traffic</i>
	2. Sewage Disposal	17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Potential capacity problem</i>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Limited resources</i>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Water supply available</i>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Abandoned oil wells</i>
	3. Land Use	23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Grading and landform alteration</i>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Biota, traffic and air quality</i>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Rural communities; Non-urban hillside
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

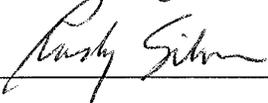
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

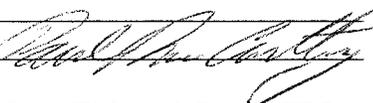
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Rudy Silvas  Date: 7/23/08

Approved by: Paul McCarthy  Date: 7-23-08

This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Project site located atop Holser Fault (L.A. County Safety Element map); Liquefaction (California Seismic Hazard Zones Map – Val Verde Quad)</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Bedrock landslides area (L.A. Co. GP Safety Element – Plate 5) Landslides (California Seismic Hazard Zones Map – Val Verde Quad)</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>Landslide prone area (California Seismic Hazard Zones Map – Val Verde Quad)</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Liquefaction (California Seismic Hazard Zones Map – Val Verde Quad)</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>Approximately 2.4 million cubic yards of cut and 2.4 million cubic yards of fill for grading proposed.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property? <i>Will be reviewed by Public Works</i>
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

<input checked="" type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70	
<input checked="" type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Lot Size	<input checked="" type="checkbox"/> Approval of Geotechnical Report by DPW
<input type="checkbox"/> Project Design	

Comply with mitigation measures for Drainage and Grading.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

<input type="checkbox"/> Potentially significant	<input checked="" type="checkbox"/> Less than significant with project mitigation	<input type="checkbox"/> Less than significant/No Impact
--	---	--

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<i>Fire Zone 4</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
<i>Two access points proposed from the Valencia Commerce Center</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
<i>Adjacent light commercial/industrial uses to the east.</i> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?
<i>Items to be stored in proposed manufacturing and warehouse structures must be determined.</i> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8
 Fuel Modification / Landscape Plan

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Project Design Compatible Use

Comply with mitigation measures for Emergency Services.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant impact

Less than significant with project mitigation

Less than significant/No

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <hr/> <i>Industrial park to the east (Valencia Commerce Center), may have occasional noise.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <hr/>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? <hr/> <i>Potential for manufacturing related noise.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <hr/> <i>Construction related noise</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/>

STANDARD CODE REQUIREMENTS

Noise Control (Title 12 – Chapter 8) Uniform Building Code (Title 26 - Chapter 35)

MITIGATION MEASURES OTHER CONSIDERATIONS

Lot Size Project Design Compatible Use

Comply with mitigation measures for Noise.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>Project subject to NPDES review; over 2.4 million cubic yards of grading proposed</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>SUSMP required.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|---|--|
| <input checked="" type="checkbox"/> Industrial Waste Permit | <input checked="" type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input checked="" type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW) |

MITIGATION MEASURES

- Lot Size Project Design Compatible Use

OTHER CONSIDERATIONS

Comply with mitigation measures for Drainage and Grading.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
				<i>Increase in traffic as a result of development</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
				<i>Dust will be generated during construction</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
				<i>Pollution increase as a result of project construction and operation</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design Air Quality Report

OTHER CONSIDERATIONS

Comply with mitigation measures for Air Quality. Air Quality Technical Report enclosed, dated June 2008.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>Site is relatively undisturbed and natural, but not in an SEA</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>Grading of 2.4 million cubic yards</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? <i>Dashed blue line in southern section of site.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? <i>Coastal sage scrub, oaks, willows</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>One Heritage Oak, three other Valley/Scrub oaks</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <i>Burrowing owl, various raptors and other wildlife species.</i>
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>Grasslands which are foraging areas for raptors and other wildlife species.</i>

- | | |
|--|--|
| <input checked="" type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design |
| <input type="checkbox"/> ERB/SEATAC Review | <input checked="" type="checkbox"/> Oak Tree Permit |

Comply with mitigation measures for Biota. Biological Resources Technical Background Reports (BCA Report) enclosed for review by appropriate agencies. Report dated May 29, 2008.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

- | | | |
|--|---|--|
| <input type="checkbox"/> Potentially significant | <input checked="" type="checkbox"/> Less than significant with project mitigation | <input type="checkbox"/> Less than significant/No impact |
|--|---|--|

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity? <i>Heritage Oak, and three other oak trees on site, and blue line stream.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design Phase 1 Archaeology Report

Comply with mitigation measures for Biota regarding oaks. Local Native American Tribal representatives consulted, no feedback provided.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? <i>PQ – Uplifted and faulted Plio-Pleistocene marine and nonmarine rocks (transitional materials); and Tsh – Tertiary shales (bedrock materials) indicated on site (Source: Plate 2- Engineering Geologic Materials Map of Los Angeles County Safety Element Maps)</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? <hr/> <i>Grazing land affected</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? <hr/> <i>Site is zoned for industrial use</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? <hr/> <i>Significant reduction in grazing land</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Area is not considered prime farmland, designated as grazing land. Existing zoning is for industrial.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? <i>Significant ridgeline (Primary) located in northern and western sections of site, Castaic CSD area.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? <i>May be visible from Hasley Canyon trail to the north of site.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? <i>Site is relatively undisturbed, light industrial development to the east.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)? <i>Grading will significantly alter the landform; however, most of the major ridgeline should remain intact.</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design Visual Report Compatible Use

Comply with mitigation measures for Drainage and Grading.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions? <i>No parking permit requested</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? <i>Access must comply with Fire Department requirements</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? <i>Golden State Freeway (Interstate 5) is a CMP highway</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)? <i>Analyzed in Traffic Study</i>
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>Large scale residential projects proposed to the west and north in the vicinity.</i> <i>May have cumulative significant impacts.</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report Consultation with Traffic & Lighting Division

Comply with mitigation measures for Roads and Highways.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant? <i>Some potential for capacity problem</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site? <i>Some potential for capacity problem</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

Comply with mitigation measures for Sewer.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level? <hr/> <i>N/A</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site? <hr/> <i>N/A</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems? <hr/> <i>N/A</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand? <hr/> <i>N/A</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?</p> <p><i>Nearest County Fire Station no. 76 located 2 miles away to the southeast at Henry Mayo Dr., adjacent to Interstate 5; nearest Sheriff Station is located 6 miles to the southeast off of Magic Mountain Parkway and Valencia Boulevard in the City of Santa Clarita.</i></p> <hr/>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Are there any special fire or law enforcement problems associated with the project or the general area?</p> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Other factors?</p> <hr/> <hr/> <hr/> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

Comply with mitigation measures for Emergency Services.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? <i>Waters service availability letter provided.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>Limited landfill capacity</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>Recent reduced State water supplies issue.</i>

STANDARD CODE REQUIREMENTS

Plumbing Code – Ordinance No. 2269 Water Code – Ordinance No. 7834

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

Water service availability letter prepared in July 2008 by the Valencia Water Company.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources? <i>Project will be reviewed for compliance with Green Building Executive Order, S-20-04 (CA 2004), at the building design review stage.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community? <i>Project is an extension of light commercial/ industrial development from the east (Valencia Commerce Center).</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land? <i>Grazing land will be significantly reduced.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

Comply with Green Building Executive Order, S-20-04 (CA 2004), at the building design review stage.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site? <i>Proposed use is industrial</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>Proposed use is industrial</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>Residential units proposed within 500 feet of site to the west.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>Abandoned oil wells</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? <i>Proposed use is industrial</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? <i>No schools within 1/4 mile</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Toxic Clean-up Plan

OTHER CONSIDERATIONS

Comply with mitigation measures for Oil Field Maintenance, Toxic Substances Control, Recycling and Debris Material.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria? <i>Hillside CUP filed</i>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria? <i>N/A</i>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other? <i>CUP required for grading and construction on significant ridgeline, BCA prepared for impacts to natural flora and fauna habitats.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Comply with mitigation measures for Drainage and Grading and Biota.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
<hr/>				
<i>Industrial project</i>				
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
<hr/>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
<hr/>				
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
<hr/>				
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
<hr/>				
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
<hr/>				
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
<i>Residential projects being proposed to the west.</i>				
<hr/>				

MITIGATION MEASURES

OTHER CONSIDERATIONS

Proposed project will provide jobs for the area.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <i>BCA prepared for the project site to address and mitigate impacts to the local flora and fauna. Project site currently zoned for industrial, land use classification is industrial.</i></p> <hr/>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. <i>Traffic, emergency services, sewage and landfill capacity issue, impacts to water service purveyors, air quality</i></p> <hr/>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? <i>Potential indirect impacts from traffic congestion and air pollution</i></p> <hr/>

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Noise</p> <p>1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:</p> <p>A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.</p> <p>B. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other</p>	<p>Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and Public Health</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>improvements thereon.</p> <p>Air Quality</p> <p>2. All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.</p> <p>3. The Project Developer/General Contractors shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • Keep all construction equipment in proper tune in accordance with manufacturer's specifications. • Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more 	<p>Payment for implementation of air quality management measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and SCAQMD</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>than two weeks).</p> <ul style="list-style-type: none"> Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.) Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).</p> <ul style="list-style-type: none"> • Limit truck and equipment idling time to five minutes or less. • Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible. • To further reduce PM10 and PM2.5 emissions during mass grading, fine grading, and trenching activities, material handling equipment (e.g., graders, rubber tired dozers, tractors/loaders/backhoes, excavators, scrapers, and water trucks) shall be equipped with a Diesel Particulate Filter (DPF) in a manner to ensure operability and efficiency. • To further reduce NOx emissions during mass grading, fine grading, and trenching activities, material 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>handling equipment (e.g., graders, rubber tired dozers, tractors/loaders/backhoes, excavators, scrapers) shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 30 percent minimum as feasible.</p> <ul style="list-style-type: none"> To further reduce NOx emissions during mass grading, fine grading, and trenching activities, material handling equipment, water trucks shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 25 percent minimum as feasible. To further reduce PM10 and PM2.5 emissions during paving activities, pavers, rollers, and other paving equipment shall be equipped with a DPF in a manner to ensure operability and efficiency. To further reduce NOx emissions during paving activities, pavers, rollers, and other paving equipment shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 35 percent 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>minimum as feasible.</p> <ul style="list-style-type: none"> To further reduce PM10 and PM2.5 emissions during construction activities, equipment such as cranes, forklifts, generator sets, tractors/dozers/backhoes, and welders shall be equipped with a DPF in a manner to ensure operability and efficiency. To further reduce NOx emissions during construction activities, equipment such as cranes, forklifts, generator sets, tractors/dozers/backhoes, and welders shall be equipped with a Diesel Oxidation Catalyst with a control efficiency of 35 percent minimum as feasible. <p>4. The Project Developer/General Contractors shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>the types of measures currently required include the following:</p> <ul style="list-style-type: none"> • Apply dust suppressants (e.g., polymer emulsion) to actively disturbed areas upon completion of clearing and grading. • Replace ground cover in disturbed areas as quickly as possible. • Water disturbed sites three times daily (locations where grading is to occur will be thoroughly watered prior to earth moving). • All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches. • Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. • During construction, trucks and vehicles in loading and unloading queues would turn their engines off when not in use to reduce vehicle emissions; all construction vehicles shall be prohibited from idling in excess of 5 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> • minutes, both on and off site. • Require minimum soil moisture of 12 percent for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content can be verified by lab sample or moisture probe. • Construction emissions will be scheduled to avoid emissions peaks and discontinued during second-stage smog alerts. • General contractors shall maintain and operate construction equipment to minimize exhaust emissions; all construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more. • An information sign shall be posted at each entrance to the construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.</p>				
<p>Biota</p> <p>5. The following mitigation measures shall be applied:</p> <p>A. As mitigation for impacts to coastal sage scrub, Peirson's morning glory, and wildlife movement, coastal sage scrub with known locations and/or potential habitat (within high quality coastal sage scrub) for the Peirson's morning glory is being preserved on-site and within a portion of APN: 3271-005-030, which will be set aside as a conservation easement and properly maintained by an appropriate entity approved by Los Angeles County. The off-site mitigation area (APN: 3271-005-030) was selected because it is located adjacent to the Project Site and supports higher quality Riversidean sage scrub communities, the same special-status plants and special-status wildlife as the impacted parcel, and that it is continuous with undeveloped land to the south and west that connects to the Santa Clara River. Surveys within the off-site mitigation area (APN: 3271-005-030) included vegetation mapping and a burrowing owl habitat assessment conducted in 2007. Four (4) vegetation types were mapped, which include coastal sage scrub, riparian scrub, ruderal/non-native grasslands,</p>	<p>Payment for implementation of biological protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, Fire Department, Army Corp of Engineers and State Department of Fish and Game.</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>and disturbed/developed lands. The coastal sage scrub within the mitigation area (APN: 3271-005-030) closely resembles the coastal sage scrub within the Project Site. Due to the close proximity of the mitigation area (APN: 3271-005-030) to the Project Site, the mitigation area is expected to support the same flora and fauna as the Project Site.</p> <p>B: The following mitigation shall apply as indicated:</p> <ul style="list-style-type: none"> Coastal Sage Scrub – As mitigation for impacts to coastal sage scrub, approximately 5.5 acres of coastal sage scrub is being preserved on-site and 30.0 acres of coastal sage scrub within a portion of the off-site mitigation area (APN: 3271-005-030). Riparian Scrub – As mitigation for impacts to riparian scrub, the developer shall provide a minimum of a 1:1 replacement ratio for these resources. Appropriate mitigation for impacts to riparian scrub (CDFG jurisdictional waters) will be determined through the CDFG 1602 Streambed Alteration Agreement permitting process. Valley Oak Trees – Impacts to 0.12 acres of valley oak trees consists of four valley oak trees (<i>Quercus lobata</i>), of which one tree is considered a heritage oak. As mitigation for impacts, the developer has contributed \$18,870.00 to the Los Angeles County "Oak Forest Special 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Fund".</p> <ul style="list-style-type: none"> Peirson's Morning Glory – Approximately 2.31 acres of known locations and/or potential habitat for the Peirson's morning glory will be impacted through project development. As mitigation for impacts to mapped areas of Peirson's morning glory, approximately 2.60 acres of known locations and/or potential habitat (within high quality coastal sage scrub) for the Peirson's morning glory is being preserved on-site and 10.9 acres of known locations and/or potential habitat (within high quality coastal sage scrub) for the Peirson's morning glory within a portion of the off-site mitigation area (APN: 3271-005-030). Western Burrowing Owl – Foraging habitat for a species of concern to CDFG, western burrowing owl (CSC), will be impacted through project development. As mitigation for impacts to burrowing owl foraging habitat, the project is to preserve as a conservation easement approximately 10.5 acres of burrowing owl potential suitable habitat within a portion of the off-site mitigation area (APN: 3271-005-030). Also, in accordance with Section 2.1.5 [Western Burrowing Owl] of the Impact Analysis and Mitigation Measures within the Biological Constraints Analysis (BCA) prepared for this project, the applicant shall conduct pre-construction surveys for the western burrowing owl (<i>Athene cunicularia hypugea</i>) in accordance with CDFG and the California 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Burrowing owl Consortium guidelines. Surveys should be conducted within 30 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur if owls are present outside of the nesting season.</p> <ul style="list-style-type: none"> Western Spadefoot Toad (WST) – A wildlife species of concern to CDFG, the western spadefoot toad (CSC), will be impacted through project development. Approximately 1,550 square feet (0.04 acre) of occupied western spadefoot toad habitat will be impacted through project development. As mitigation for impacts, the developer is to create a seasonal pool suitable for western spadefoot toad occupation at a 1:1 ratio (0.04 acre). The created seasonal pool will be suitable for the WST reproductive cycle (e.g. pond water for 3 weeks or more) located within approximately 0.2 acre of ruderal/non-native grassland vegetation habitat of the proposed mitigation area as determined by a qualified biologist. WST tadpoles (larvae) will be translocated from the impacted seasonal pool to the created seasonal pool and monitored for a minimum of three years or a specific time as determined through coordination with CDFG. A WST mitigation and monitoring plan shall be prepared and approved by Los Angeles County prior to commencement of construction that details the proposed pond creation and WST salvage and relocation effort. 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>The pond creation and WST salvage program shall be implemented during the seasonally appropriate period of the wet season (when rainfall fills the ponds) prior to any ground disturbance.</p> <ul style="list-style-type: none"> Wildlife Movement – The project will affect north and south local movement of wildlife from the mitigation parcel to areas north of the project. Regional wildlife movement is limited through the project site due to the surrounding development and infrastructure such as secondary improved roads to the north. As mitigation to the project's grading impacts on native plant and wildlife populations, and to facilitate movement of wildlife through the area following project implementation, the developer shall revegetate the exterior slopes and fuel modification areas with species native to the local area that are approved by the Los Angeles County Fire Department and Department of Regional Planning. Therefore, 30.7 acres will be preserved or revegetated within the north, south, and mostly along the western boundary of the Project Site, which will provide for north-south wildlife movement through the Project Site. The applicant shall also preserve 5.5 acres of Riversean sage scrub, 7.4 acres of ruderal/non-native grassland, and 0.7 acre of box-springs goldenbrush-grassland within the Project Site. Corps Jurisdiction – The project 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>will impact approximately 7,840 square feet (0.18 acre) of Corps jurisdictional waters, none of which consist of jurisdictional wetlands. As mitigation for impacts to Corps jurisdiction, the applicant shall provide a minimum of a 1:1 replacement ratio for these resources, subject to agency approval. Appropriate mitigation for impacts to Corps jurisdictional waters will be determined through the Section 404 Permit.</p> <ul style="list-style-type: none"> • CDFG Jurisdiction – The project will impact approximately 16,117 square feet (0.37 acre), of which 8,712 square feet (0.20 acre) consist of vegetated riparian habitat. As mitigation for impacts to CDFG jurisdiction, the developer shall provide a minimum of a 1:1 replacement ratio for these resources, subject to agency approval. Appropriate mitigation for impacts to CDFG jurisdictional waters will be determined through the CDFG 1602 Streambed Alteration Agreement permitting process. C. To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be prepared for all graded areas outside of any mandated brush clearance zones and shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. The landscape plan shall limit irrigation to within Fuel Modification Zone A and shall utilize only locally indigenous 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>plant species and varieties in accordance with the requirements of the Castaic CSD.</p> <p>D. The developer shall consult with CDFG prior to the issuance of any grading permits for potential impacts to State listed species and any salvage and relocation plans for special status plant or wildlife species. Although not observed on site during site surveys, the California Coastal Gnatcatcher is known to be present in the vicinity. In order to ensure its protection, as well as other Migratory nongame native bird species that are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13), of which Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit the take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA), the developer shall ensure that if project activities cannot feasibly avoid the breeding bird season, then beginning thirty days prior to the disturbance of a suitable nesting habitat the developer/project proponent will arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys should be conducted by a qualified biologist with experience in conducting breeding bird</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>surveys. The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work. If a protected native bird is found, the project proponent should delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest should be established in the field with flagging and stakes or construction fencing marking the protected area 300 feet (or 500 feet) from the nest. Construction personnel should be instructed on the sensitivity of the area. The project proponent should record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>The developer shall record the results of the surveys and recommended protective measures described above and submit the records to the</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>E. Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.</p> <p>F. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt. The applicant shall limit the amount of barriers for the Project Site to the greatest extent possible. Any barriers</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>constructed for the project will not impede any north-south wildlife movement through the preserved and revegetated areas within the Project Site.</p> <p>G. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.</p> <p>H. Vegetation within the Fuel Modification Plan area outside of irrigated areas shall be thinned selectively (i.e. no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and 'rest' before being pruned again. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, disking, other large machinery, or herbicides shall not be used.</p> <p>I. Anticoagulants are not to be used as a method of rodent control.</p>				
Drainage and Grading	Payment for implementation of	Monitoring to occur prior to issuance	Applicant	Los Angeles County
6. The requirements for an approved				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>drainage concept and grading plan will be necessary for any grading proposed. The plans must be reviewed and approved to the satisfaction of Public Works, prior to the issuance of any grading and building permits. All development and redevelopment projects, which fall into one of the Standard Urban Stormwater Mitigation plans project types, characteristics, or activities, must obtain Standard Urban Stormwater Mitigation Plans approval by the appropriate agency.</p> <p>7. Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, industrial waste treatment or disposal facilities, and/or storm water treatment facilities, the applicant/developer must first contact the Environmental Programs Division for required approvals and operating permits.</p> <p>8. A grading plan and geotechnical report shall also be reviewed and approved by Public Works prior to the issuance of a grading permit.</p> <p>9. The applicant shall contact the State of California Department of Fish and Game for instructions on their review of the drainage concept and grading plan, and obtainment of a Streambed Alteration Agreement if necessary. Review and approval of the plan is required prior to any issuance of grading permits by Public</p>	<p>protective mitigation measures to be paid prior to commencement of construction.</p>	<p>of grading permits.</p>		<p>Departments of Regional Planning, Public Works, and State Department of Fish and Game.</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Works.				
<p>Oil Field Maintenance</p> <p>10. The applicant shall implement the following mitigation measures to ensure the safety and proper maintenance of the existing oil field/wells on site:</p> <ul style="list-style-type: none"> No building intended for human occupancy should be located near any active well unless suitable safety and fire protection measures are approved by the County Fire Department. Setback structures at least ten (10) feet on two sides, fifty (50) feet on the third side, and open access on the fourth side to accommodate a workover rig. Establish and designate open areas, such as drilling islands, to allow for potential drilling and to recover oil and gas resources. Refer to State of California Department of Conservation (DOGGR) "Land Use Planning in Urban Oil Producing Areas", before finalizing all land use planning decisions. Maintain adequate access to all tank settings and well locations; should be sufficient to allow for the entry and operation of heavy equipment, tank trucks, and, at well sites, workover rigs and masts. 	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits and upon completion of all construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), and State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR).</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<ul style="list-style-type: none"> For public safety, all wells and associated equipment within the project site shall be enclosed by an eight-foot block wall, with barbed wire on the inside at the seven foot level. Suitable secure gates should be provided which are capable of allowing large workover equipment access into the well sites. The grade should be constructed so that potential spillage will be confined to the enclosure. Safety shut-down devices on wells and other oilfield equipment must be considered when appropriate. To restrict access, climbable landscaping around the perimeter of the oilfield facility shall be avoided. To ensure periodic maintenance of the active wells, until they are plugged and abandoned, adequate clearance shall be provided for well workover equipment; roads for such equipment should have a minimum of 12-foot width of clearance and be designed for heavyweight use. Any proposed structure to be located over or in proximity to a previously plugged and abandoned well may require that the well be plugged to current State of California Department of Conservation (DOGGR) Division specifications. Section 3208.1 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>of the Public Resources Code (PRC) authorizes the State Oil and Gas Supervisor (Supervisor) to order the reabandonment of any previously plugged and abandoned well when construction of any structure over or in the proximity of the well could result in a hazard. The cost of reabandonment operations is the responsibility of the owner of the property upon which the structure will be located.</p> <ul style="list-style-type: none"> Any plugged and abandoned or unrecorded wells that are damaged or uncovered during excavation or grading may require remedial plugging operations. If such damage or discovery occurs, the State of California Department of Conservation (DOGGR) Division's district office must be contacted to obtain information on the requirements for and approval to perform remedial operations. All wells within or in close proximity to project boundaries must be accurately plotted on all future maps of this project, and a legible copy of the final project map must be submitted to the State of California Department of Conservation (DOGGR) Division's District office in Ventura. If construction over an 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>abandoned well is unavoidable then an adequate gas venting system shall be placed over the well. In addition, the Los Angeles County Building Code, Section 10.4, requires that buildings or structures adjacent to or within 200 feet (60.96 m) of active, abandoned, or idle oil or gas well(s) be provided with methane gas protection systems.</p> <ul style="list-style-type: none"> To ensure proper review of the project, the applicant shall consult the State of California Department of Conservation (DOGGR) Division's packet entitled, "Construction Project Site Review and Well Abandonment Procedure" which outlines the information a project developer must submit to the Division for review. Contact the Building and Safety Division of the Department of Public Works for a copy of the site-review packet. Prior to commencing operations, the project applicant must consult with the State of California Department of Conservation (DOGGR) Division's Ventura office for information on the wells located in the project area. Submit a legible copy of the final project map, and all future maps of this project, with all wells accurately plotted to the 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Division's District office in Ventura.</p> <p>Toxic Substances Control</p> <p>11. The applicant/developer shall contact the State of California Department of Toxic Substances Control (DTSC) for an evaluation as to whether conditions at the site pose a threat to human health or the environment. If necessary, all remediation shall be conducted under a Work Plan which is approved by a regulatory agency who has jurisdiction to oversee hazardous waste cleanups (e.g. Los Angeles County Fire Department). Proper investigation and remedial actions shall be conducted at the site prior to its development. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soil exists, the applicant/developer shall follow the directives of the (DTSC), the Health Hazardous Materials Division of the County Fire Department, and the Environmental Programs Division of County Public Works, as to how any required investigation and/or remediation will be conducted. These agencies will be in charge of regulatory oversight. DTSC provides guidance for Preliminary Endangerment Assessment preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on VCP, please</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), County Fire Department (Health and Hazardous Materials Division), and State of California Department of Toxic Substances Control (DTSC).</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>go to www.dtsc.ca.gov.</p> <p>Recycling of Debris Material</p> <p>12. Construction projects with a total value of over \$100,000 and demolition and grading projects in the County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted to and approved by the Environmental Programs Division before a construction, demolition, or grading permit may be issued.</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during demolition and construction.</p>	<p>Applicant</p>	<p>Los Angeles County Public Works</p>
<p>Sewer</p> <p>13. Although the project area is outside the jurisdictional boundaries of the County Sanitation Districts and will require annexation into the Santa Clarita Valley Sanitation District before sewerage service can be provided to the proposed development, due to the potential impact that the project may have on the existing downstream sewer system within Commerce Center Drive, an upgrade to the segments of the existing downstream sewer lines from Hasley Canyon Road to the County Sanitation District's trunk line in The Old Road may be required. Intermittent flow tests shall be conducted to the satisfaction of Public Works to monitor the sewer capacity and determine when upgrades are to be constructed. To guarantee the performance of these flow tests, a cash deposit in the amount of \$10,000</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits, during construction, and upon completion of all construction.</p> <p>Payment to fully fund sewer upgrades or establishment of assessment district and proportional payment to be made prior to Final Map Recordation</p>	<p>Applicant</p>	<p>Los Angeles County Public Works</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>shall be submitted to Public Works by the applicant/developer. If a sewer assessment district is formed, the project applicant shall submit a proportional payment to fund these mitigation measures to the satisfaction of Public Works; or otherwise shall provide a letter of credit in an amount sufficient to cover all identified mitigation measures per the approved sewer area study to the satisfaction of Public Works. This is to be completed prior to Final Map Recordation</p>				
<p>Roads and Highways 14. The project proponent and lead agency shall meet with Caltrans to determine the potential financial share towards the capacity augmentation of the high occupancy lanes and truck lanes along the Golden State (I-5) Freeway from State Route 14/I-5 junction to State Route 126/I-5 Interchange. This freeway improvement is a defined project within the Regional Transportation Plan and contributions from developers that have a traffic impact on the freeway was contemplated by the State. The project proponent and lead agency shall work with Caltrans to establish the appropriate contribution and mitigation necessary towards this (I-5) freeway improvement. An equitable share cost will need to be calculated based on traffic volumes and project trips (select zone) along with cumulative trips. A Mitigation Agreement between Caltrans and the project proponent will need to be drawn up specifying the purpose.</p>	<p>Payment for implementation of Caltrans mitigation measures to be paid prior to commencement of construction. All direct impact mitigations to be in place prior to commencement of construction. Payment of fair share towards cumulative impacts to be made prior to final map recordation.</p>	<p>Monitoring to occur prior to issuance of building permits.</p>	<p>Applicant</p>	<p>Los Angeles County Public Works (Traffic and Lighting Division), Caltrans, Regional Planning</p>

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MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>extent and limitations of the Mitigation Agreement. Subsequent to finalizing the Mitigation Agreement, the applicant would submit the agreed upon mitigation contribution to Caltrans. The written agreement between the applicant and Caltrans shall then be submitted to the Traffic and Lighting Division of the County Department of Public Works prior to issuance of building permits.</p> <ul style="list-style-type: none"> Other related traffic mitigation improvements involving the State Right-of-way will require a Caltrans Encroachment Permit. Construction related truck trips on State highways shall be limited to off-peak commute periods. Transport of over-size or over-weight vehicles on State highways will need a Caltrans Transportation Permit. <p>15. The following improvements shall be the sole responsibility of the project and made a condition of approval to be in place prior to issuance of building permits:</p> <ul style="list-style-type: none"> Commerce Center Drive at Witherspoon Parkway: South approach: Two left-turn lanes and three through lanes (add left-turn lane). Install traffic signal. Commerce Center Drive at Harrison Parkway: South approach: Two left-turn lanes and three through lanes 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>(add left-turn lane). West approach: One shared left/right-turn lane and one exclusive right-turn lane (convert left-turn lane to shared left/right-turn lane). Install traffic signal.</p> <p>16. The installation of improvements at the following locations will mitigate impacts due to the project and are required to be completed, in place and operational, before any building permits are issued:</p> <ul style="list-style-type: none"> • <u>Hasley Canyon at I-5 Interchange (Roundabout)</u> • <u>Commerce Center Drive at SR-126 Interchange (Grade Separation)</u> <p>17. The project along with other related projects will significantly impact the following County intersections. The project shall contribute its proportionate share of the cost for the following mitigation measures:</p> <ul style="list-style-type: none"> • <u>Commerce Center Drive at Witherspoon Parkway:</u> North approach: Two through lanes, one shared through/right-turn lane, and one exclusive right-turn lane (convert one through-lane to shared through/right-turn lane). The project's pro-rata share is 31 percent. • <u>Commerce Center Drive at Franklin Parkway:</u> South approach: Two left-turn lanes and three through-lanes (add left-turn lane). 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>West approach: One left-turn lane and two right-turn lanes (add right-turn lane). The project's pro-rata share is 24 percent.</p> <p>The Old Road at Henry Mayo Drive:</p> <p>West approach: Two left-turn lanes and one free-flow right-turn lane (add left-turn lane). The project's pro-rata share is 1 percent.</p> <p>Conceptual plans and cost estimates for these improvements shall be submitted to Public Works for review and approval prior to map recordation.</p>				
<p>Emergency Services</p> <p>18. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. Currently, the developer fee is a set amount per square foot square foot of space of space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance then this mitigation measure will be required.</p>	<p>Payment for implementation of emergency services measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of building permits.</p>	<p>Applicant</p>	<p>Los Angeles County Public Works and Fire Department</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
19. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.	Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.	Annually	Applicant	Los Angeles County Dept. of Regional Planning