

RPC MEETING DATE
September 10, 2008

AGENDA ITEM NO.
9a, 9b & 9c

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: 03-238-(5)

CASE NO. Vesting Tentative Parcel Map No. 060030
Conditional Use Permit Case No. 03-238-(5)
Oak Tree Permit Case No. 2007-00006-(5)

CONTACT PERSON: Ramon Cordova *REC*

- STAFF REPORT
- DRAFT CONDITIONS (If Recommended For Approval)
- BURDEN OF PROOF STATEMENT S
- ENVIRONMENTAL DOCUMENTATION
- THOMAS BROTHERS MAP (Identifying Subject Property)
- LAND USE RADIUS MAP
- VESTING TENTATIVE PARCEL MAP
- EXHIBIT "A"
- GIS-NET MAP
- CORRESPONDENCE
- _____
- _____
- _____

Reviewed By: *Smalley*



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

VESTING TENTATIVE PARCEL MAP NO. 060030
CUP 03-238-(5)
OTP 2007-00006-(5)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM #9a, b & c	
PUBLIC HEARING DATE September 10, 2008	

APPLICANT Sterling Gateway		OWNER Sterling Gateway		REPRESENTATIVE Sikand Engineering	
REQUEST Vesting Tentative Parcel Map: The vesting parcel map proposes an industrial development of 36 lots (31 industrial lots and five debris basin lots) on 116 gross acres. The applicant has submitted two exhibit maps labeled as "Large Building Alternative" ("LBA") an industrial development of 27 lots (22 industrial lots and five debris basin lots) on 116.6 gross acres and "Small Lot Alternative" ("SLA") which depicts an industrial development of 36 lots (31 industrial lot and five debris basin lots) on 116.6 gross acres and is requesting approval of both exhibit maps. <u>Conditional Use Permit:</u> To ensure compliance with the MPD (Manufacturing Planned Development) - DP (Development Program) zone, onsite project grading exceeding 100,000 cubic yards and to allow retaining walls over five-feet in height. <u>Oak Tree Permit:</u> to allow the removal of four oak trees.					
LOCATION/ADDRESS South of Hasley Canyon Road between Del Valle Road and Avenue Penn			ZONED DISTRICT Newhall		
ACCESS Witherspoon Parkway and "A" & "B" Streets			COMMUNITY Val Verde		
			EXISTING ZONING MPD-DP (Manufacturing Planned Development-Development Program)		
SIZE 116.6 acres gross 69.6 acres net		EXISTING LAND USE Unimproved		SHAPE Irregular	
				TOPOGRAPHY Slightly sloping	
SURROUNDING LAND USES & ZONING					
North: Vacant land/A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area)			East: Industrial/M-1.5-DP (Restricted Heavy Manufacturing)		
South: Vacant land/A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area)			West: Vacant land/ A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area)		
GENERAL PLAN		DESIGNATION		MAXIMUM DENSITY	
Santa Clarita Valley Area Plan		HM (Hillside Management) and MPD-DP (Manufacturing Planned Development-Development Program)		N/A	
CONSISTENCY Yes					
ENVIRONMENTAL STATUS Mitigated Negative Declaration - Identified potential impacts found to be less than significant with project mitigation, include Noise, Air Quality, Biota, Drainage and Grading, Oil Field Maintenance, Toxic Substances Control, Recycling of Debris Material, Roads and Highways and Emergency Services					
DESCRIPTION OF SITE PLAN 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 acres and are consistent with Section 22.08.230 W of the Los Angeles County Code ("County Code"), which defines warehouses as any building located in an industrial zone that is utilized at least 80 percent for warehousing and 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 1,214 parking spaces is required for the proposed development and will provide 2,913 parking spaces (including 82 handicap spaces, 13 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 but do not depict individual condominium unit square footages. 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 34,848 gross square feet 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 W of the Los Angeles County Code ("County Code"), which defines warehouses as any building located in an industrial zone that is utilized at least 80 percent for warehousing and 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 will provide 2,802 parking spaces (including 111 handicap spaces, 13 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 but do not depict individual condominium unit square footages.					
KEY ISSUES ■ Must meet requirements of the Castaic Area CSD such as all buildings, structures, and circulation areas, including parking lot aisles, shall have minimum setback from the front property line of 10 feet in industrial zones and the setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 150 square feet of setback landscaped area; and excluding chimneys and rooftop antennas, all new structures shall have maximum height of 35 feet above grade if located within 500 feet of a residentially or agriculturally zoned property. <i>(If more space is required, use opposite side)</i>					

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL DENIAL
- No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2
- Street improvements X Paving X Curbs and Gutters X Street Lights
- X Street Trees ___ Inverted Shoulder X Sidewalks ___ Off Site Paving ___ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer Septic Tanks Other _____
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

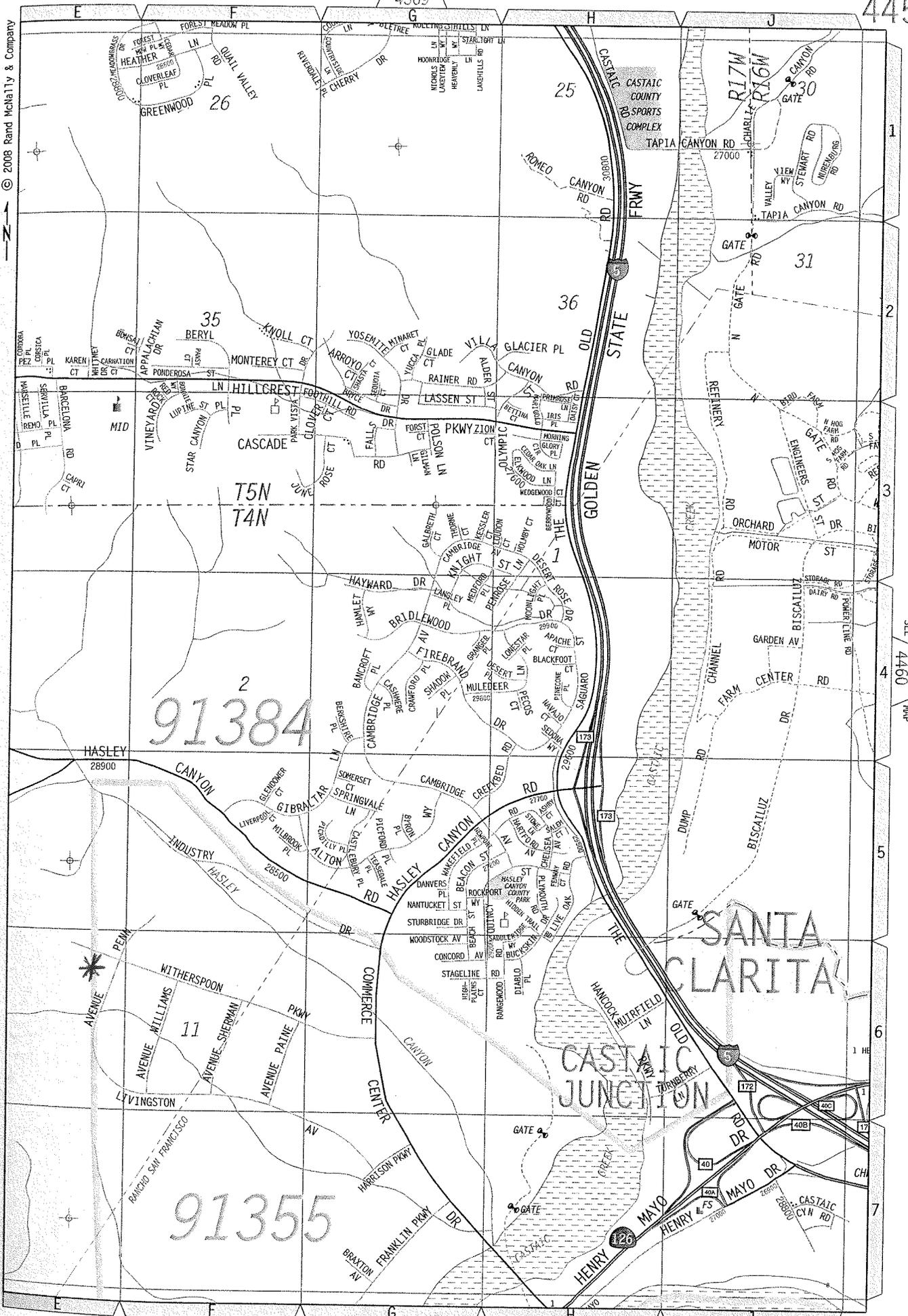
Forester & Fire Warden

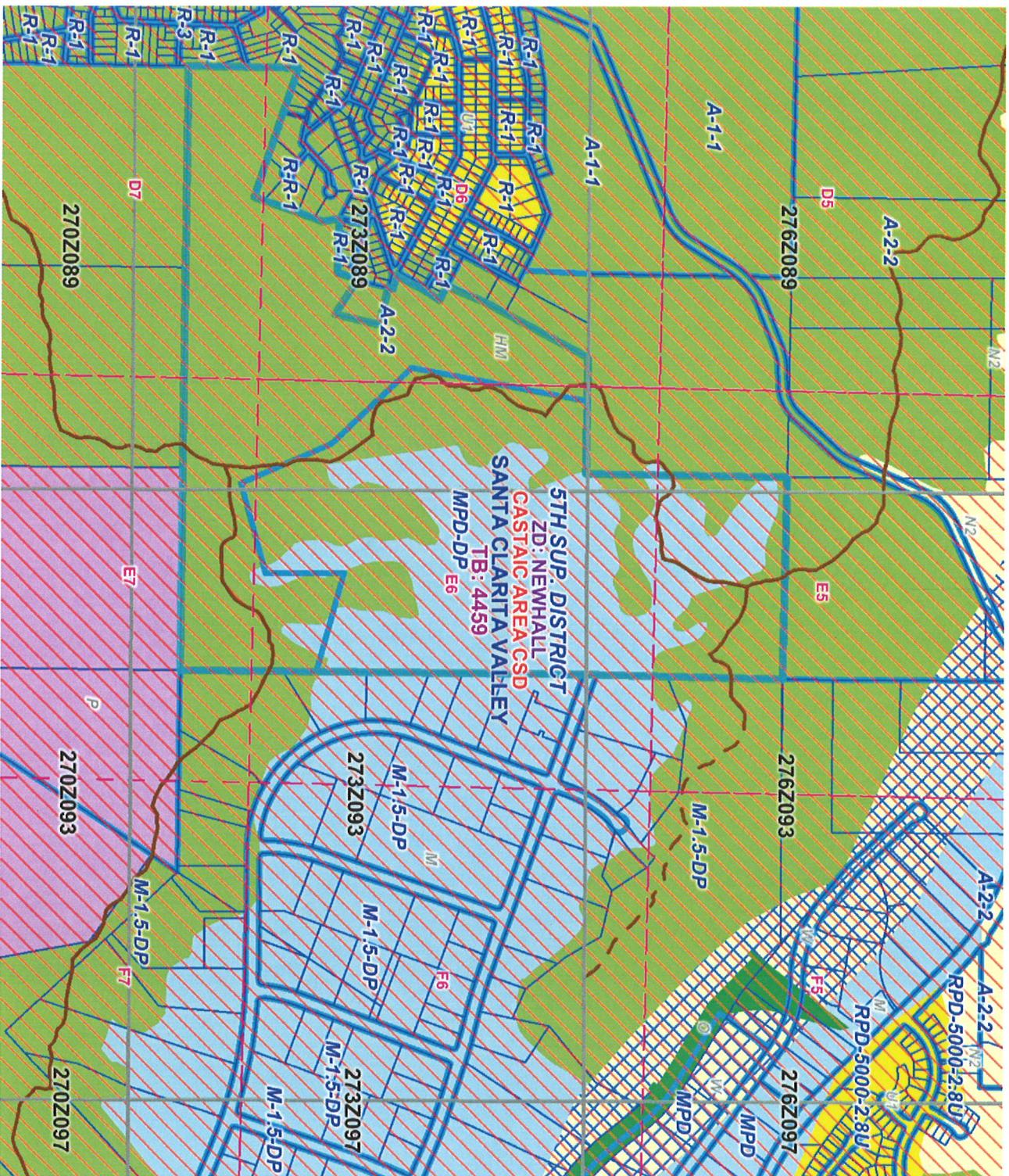
Parks & Rec.

Health

Planning

ADDITIONAL ISSUES AND ANALYSIS





- Legend**
- Parcel Boundary
 - Highway
 - Freeway
 - Master Plan of Highways
 - Expressway - (E)
 - Expressway - (S)
 - Local Secondary Highway - (L)
 - Regional Highway - (R)
 - Interstate - (I)
 - Major Highway - (M)
 - State Highway - (S)
 - Secondary Highway - (2)
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**TENTATIVE PARCEL MAP NO. 060030
CONDITIONAL USE PERMIT CASE NO. 03-238-(5)
OAK TREE PERMIT CASE NO. 2007-00006-(5)**

**STAFF ANALYSIS
SEPTEMBER 10, 2008 REGIONAL PLANNING COMMISSION PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Sterling Gateway, proposes an industrial development of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres. The proposal requires approval of Vesting Tentative Parcel Map No. 060030 to create 31 industrial lots and five debris basin lots on 116.6 gross acres (69.6 net acres). The project also requires approval of Conditional Use Permit Case No. 03-238-(5) to ensure compliance with the MPD-DP (Manufacturing Planned Development-Development Program) zone and onsite project grading that exceeds 100,000 cubic yards and, Oak Tree Permit Case No. 2007-00006-(5) to allow the removal of four oak trees.

The subject property is located at the westerly terminus of Witherspoon Parkway between Del Valle Road and Avenue Penn in the Newhall Zoned District. The property is also within the boundaries of the Castaic Area Community Standards District ("CSD"). Access to the subject property is provided by the westerly extension of Witherspoon Parkway and proposed "A" Street lying west of Avenue Penn. Approximately 2.4 million cubic yards of cut and fill grading are proposed to be balanced onsite.

The Mitigated Negative Declaration ("MND") analyzes potentially significant impacts of the project, including Noise, Air Quality, Biota, Drainage and Grading, Oil Field Maintenance, Toxic Substances Control, Recycling of Debris Material, Roads and Highways and Emergency Services.

Main Issues Include:

- The applicant has submitted two exhibit maps. The first map, labeled as "Large Building Alternative" ("LBA") depicts an industrial development of 27 lots (22 industrial lots and five debris basin lots) on 116.6 gross acres. The second map, labeled as "Small Lot Alternative" ("SLA") depicts an industrial development of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres. The applicant is requesting approval of both exhibit maps.

DESCRIPTION OF PROJECT PROPERTY

Location: The project site is located at the westerly terminus of Witherspoon Parkway between Del Valle Road and Avenue Penn in the unincorporated community of Val Verde, south of Hasley Canyon Road and east of Del Valle Road, in the Newhall Zoned District.

Physical Features: The subject property is approximately 116.6 gross acres in size (69.6 net acres) and comprised of one lot. The property is irregular in shape with unimproved project site on slightly sloping terrain in an industrial area.

Access: The property has frontage on Witherspoon Parkway, an 84-foot wide public street will serve as primary access to the site. Two proposed public streets, "A" Street and "B" Street, both 84-foot wide, will provide internal access for the proposed development.

Services: Domestic water service will be provided by Valencia Water Company. Domestic sewer service will be provided by the Los Angeles County Sanitation District No. 32. The project is within

the boundaries of the Castaic Union School District and William S. Hart Union High School District. Nearby recreation areas include the Val Verde County Park (three-quarter mile west of the property) and Hasley Canyon County Park (1.2 miles east of the property).

ENTITLEMENTS REQUESTED

Vesting Tentative Parcel Map: The applicant requests approval of Vesting Tentative Parcel Map No. 060030 to create 31 industrial lots and five debris basin lots.

Conditional Use Permit: The applicant requests approval of a conditional use permit ("CUP") to ensure compliance with the MPD-DP (Manufacturing Planned Development-Development Program) zone, allow retaining walls ranging from six feet to 12 feet in height and onsite project grading that exceeds 100,000 cubic yards.

Oak Tree Permit: The applicant requests approval of an oak tree permit ("OTP") to allow the removal of four oak trees.

EXISTING ZONING

Subject Property: The subject property is zoned MPD-DP (Manufacturing Planned Development-Development Program).

Surrounding Properties: Surrounding zoning is as follows:

North: A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area);
East: M-1.5-DP (Restricted Heavy Manufacturing);
South: A-2-2 and
West: A-2-2.

EXISTING LAND USES

Subject Property: The subject property consists of one lot currently unimproved.

Surrounding Properties: Surrounding uses are as follows:

North: Vacant properties;
East: Industrial and vacant properties;
South: Vacant properties; and
West: Vacant properties.

PREVIOUS CASE/ZONING HISTORY

Lot Line Adjustment Case No. 2005-00056 was filed on the subject property on October 18, 2005 proposing to adjust boundaries between two legal parcels. The case was approved on December 16, 2005 as Instrument No. 05-3105639.

The current MPD-DP zoning on the subject property became effective on February 7, 2002, following the adoption of Ordinance No. 2002-0003Z, which established Zone Change Case No. 90-445-(5) from A-2-2 to MPD-DP. The zone district was named the Newhall Zoned District effective on July 7, 1957, following the adoption of Ordinance Number 7168.

PROJECT DESCRIPTION

Vesting Tentative Parcel Map No. 060030 dated October 16, 2007 depicts an industrial subdivision of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres. Industrial lot sizes range from 1.0 gross acre to 23.4 gross acres.

The applicant is requesting approval of two Exhibit "A"s for CUP 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 W 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 W of the Los Angeles County Code ("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.

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.

Proposed street improvements include installation or repair of full curbs, gutters and sidewalks along Witherspoon Parkway, "A" Street and "B" Street. Street lights are required along Witherspoon Parkway, "A" Street and "B" Street. Street trees are also required along Witherspoon Parkway, "A" Street and "B" Street. New utilities less than 50 KV are to be underground. Sewer improvements include installation of separate house laterals to each unit.

SANTA CLARITA VALLEY AREA PLAN CONSISTENCY

The subject property is depicted within 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.

The Plan contains policies and goals that support its goals for orderly development in underutilized urban areas where services and infrastructure exist that are clean, non-polluting, will not release offensive odors, and are visually attractive.

The proposed project is consistent with the elements listed below; the Plan also recognizes the need for new industrial development.

Applicable Plan Provisions

The following are excerpts of selected applicable Plan goals and policies:

LAND USE ELEMENT

Accommodation of Projected Land Use and Urban Growth

"Provide for development in the study area which is consistent with the Plan, and to encourage other governmental and private agencies to do the same." (No.1.3, Page 12).

Land Use Compatibility

"Encourage the appropriate mix of land use types to prevent disharmony and degradation. Residential, commercial, employment, recreational, and cultural uses should be integrated using appropriate buffering techniques to create a cohesive community." (No. 6.1, Page 15).

ECONOMIC DEVELOPMENT ELEMENT

“Encourage development of clean industries, a broad range of retail and service commercial uses, medical, and entertainment facilities in appropriate locations.” (No. 1.2, Page 21)

CASTAIC AREA CSD

Pursuant to Section 22.44.137 of the County Code the applicant must meet the development standards for the Castaic Area CSD (“CSD”). The following CSD provisions of AREA 4-Val Verde Area are applicable to the project:

Commercial-Industrial Zone:

- Setbacks. Except as provided in subsection F.4.c.ii for the Val Verde Area, the following setback standards shall apply in commercial and industrial zones:
 - i. All buildings, structures, and circulation areas, including parking lot aisles, shall have a minimum setback from the front property line of 10 feet in industrial zones and 20 feet in commercial zones. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 150 square feet of setback landscaped area;
- Structures that adjoin or face any non-industrially or non-commercially zoned parcel, or adjoin or face a parcel containing a non-industrial or non-commercial use, shall:
 - (A). Have a minimum setback of 25 feet from any property line(s) adjoining or facing such parcel. The setback shall be landscaped and shall include a minimum of one 15-gallon tree for every 15 feet along the property line that is adjacent to or closest to the non-industrially or non-commercially zoned or used parcel. If a 25-foot setback is infeasible due to the size of the parcel, as determined by the director, a solid masonry wall shall be built half-way between the building and the property line. The wall shall be a minimum of six feet in height in commercial zones and eight feet in height in industrial zones and shall be landscaped with drought-resistant vines along the entire length of the wall to a height determined appropriate by the director. Such landscaping shall be maintained in the manner described in subsection G.1.c.iv,
- Height. Excluding chimneys and rooftop antennas, all new structures shall have a maximum height of 35 feet above grade if located within 500 feet of a residentially or agriculturally zoned property.

Hillsides:

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

- a. Contour grading shall be used to present a rounded appearance that blends with the natural terrain;
- b. Curvilinear street design and other improvements shall be used to minimize grading alterations and emulate the natural contours of the hillsides;
- c. Terraced drains required in cut-and-fill slopes shall be paved with colored concrete to blend with the natural soil or shall be concealed with berms;
- d. Terraced slopes resulting from grading shall be landscaped with locally indigenous vegetation, as described in subsection D.8, below;
- e. In addition to the requirements of subsection D.6, residential projects located at or near the crest of a ridgeline and on or near a hillside with a down slope greater than 15 percent and facing a public right-of-way, shall provide 15 gallon non-invasive trees within 10 feet of the top of the slope, spaced a

maximum of 15 feet apart; and
f. Grading and brushing on slopes with a 50 percent or greater steepness shall be prohibited, except for:

- i. Clearance brushing for fire safety or for controlling soil erosion or flood hazards;
- ii. Grading or brushing for vegetation clearance by a public utility from its right-of-way;
- iii. Grading or brushing to remove invasive or noxious weeds that pose health and safety hazard to humans or animals;
- iv. Grading or brushing approved under a hillside management conditional use permit pursuant to Section 22.56.215.

Vegetation:

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

- a. That is necessary to comply with county regulations relating to brush clearance for fire safety or is otherwise required by the county fire department;
- b. On a publicly owned right-of-way;
- c. By a public utility on its own property or right-of-way or on land providing access to such property or right-of-way;
- d. For work performed under a permit issued to control erosion or flood hazards; or
- e. That poses a hazard to persons or property, as determined by the county fire department.

OTHER APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

Industrial condominium developments are permitted in the MPD zone, pursuant to Section 22.32.150 of the 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 and also meets the requirement of ground-floor area of buildings not exceeding 60 percent of the gross area of the lot or parcel of land. The proposed development is also consistent with the access and parking provision of the MPD zone as it is providing a minimum of 1,519 parking spaces is required and will provide 2,913 parking spaces (including 82 handicap spaces, 13 required). Section 22.32.140 of the Los Angeles County Code Zoning Ordinance provides that premises in MPD Zone shall provide the following development features.

- A. 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.

CONDITIONAL USE PERMIT

Pursuant to Sections 22.32.150, 22.40.30 and 22.56.210 of the Los Angeles County Code ("County Code"), the applicant has requested a CUP. Two Exhibits "A", to demonstrate compliance with requirements of the MPD-DP zone have been submitted, depicting on-site project grading exceeding 100,000 cubic yards, retaining walls ranging from six feet to 12 feet in height.

The project proposes approximately 2.4 million cubic yards of cut. In addition, the CUP is required for the onsite project grading where more than 100,000 cubic yards of grading.

Modifications requested by the applicant are:

- A request to allow retaining walls ranging from six-feet to maximum of 12-feet in height.

The applicant must meet the following burden of proof for a CUP:

- A. That the requested use at the location will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required.

The applicant's Burden of Proof responses are attached.

OAK TREE PERMIT

Pursuant to Section 22.56.2090 of the Los Angeles County Code ("County Code"), the applicant has filed an oak tree permit to allow the removal of four oak trees. Recommended conditions were received from the Los Angeles County Forester & Fire Warden requiring applicant to contribute to the County of Los Angeles Oak Forest Special Fund in an equivalent amount to the oaks removed.

The applicant has submitted an Oak Tree Report prepared by a certified arborist that identifies and evaluates a total of four oak trees.

The Los Angeles County Forester and Fire Warden, Forestry Division, 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, and the applicant has agreed.

The applicant's Burden of Proof responses are attached.

ENVIRONMENTAL DOCUMENTATION

In accordance with State and County CEQA guidelines, a Mitigated Negative Declaration ("MND") was prepared for the project. The MND concluded that certain potentially significant impacts are less

than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program ("MMP"). Identified potential impacts found to be less than significant with project mitigation, include Noise, Air Quality, Biota, Drainage and Grading, Oil Field Maintenance, Toxic Substances Control, Recycling of Debris Material, Roads and Highways and Emergency Services.

A few potential impacts include impact to Noise consisting of construction noise to impact nearby residences; to Air Quality include all off-road diesel powered engines used during construction and any excavating/grading phases and to Biota include impacts to coastal sage, Pierson's morning glory and wildlife movement.

Mitigation measures for Noise include deploying standard construction noise attenuation measures (muffling devices). Mitigation measures for Air Quality include having the project developer/general contractors implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the project site. The developer shall include in construction contracts the control measures required and recommended by the South Coast Air Quality Management District at the time of development. Mitigation measures for Biota include the following: biological monitoring, dedication of conservation easements and revegetation of the exterior slopes and fuel modification areas with species native to the local area.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health Services. The Subdivision Committee has reviewed the tentative parcel and two Exhibit "A" maps dated October 16, 2007, and recommends approval with the attached conditions.

Staff received correspondence from the Los Angeles County Economic Development Corporation ("LAEDC"), William S. Hart Union High School District (School District) 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.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On August 5, 2008 approximately 95 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in The Signal and La Opinion on August 10, 2008. Project materials, including a vesting tentative parcel and exhibit maps, land use map, environmental documentation and recommended conditions, were received at the Valencia Library on August 8, 2008. Two standard public hearing notices were posted on the subject property fronting on Witherspoon Parkway and "A" Street, on August 8, 2008. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

Correspondence has been received from the Val Verde Civic Association, who stated their support for the project; correspondence has been received from the LAEDC, School District, Congressman and the City (see "County Departments and Agency Comments and Recommendations" section above). No other correspondence has been received at the time of writing.

STAFF EVALUATION

The proposed development is consistent with applicable provisions of the General Plan, Titles 21 and 22 of the County Code (Subdivision and Zoning Ordinance) and the MPD-DP zoning with modifications. The subject property is surrounded by compatible uses to the east and has access to a county-maintained street. All required public services and necessary infrastructure will be provided for the proposed subdivision. The project also meets the burden of proof required for the CUP and OTP.

The applicant has submitted two exhibit "A" maps labeled as "Large Building Alternative" ("LBA") an industrial development of 27 lots (22 industrial lots and five debris basin lots) on 116.6 gross acres and "Small Lot Alternative" ("SLA") depicts an industrial development of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres; and is requesting approval of both exhibit "A" maps. Staff recommends approval of the SLA exhibit as currently designed depicts a project that is more consistent with the Valencia Commerce Center industrial development adjoining on the east and would provide staff greater ease in processing certificate of compliances or lot line adjustments if the applicant decides in the future to create larger parcels for marketing or leasing.

The project meets many of the goals and policies of the Plan, including consistency with the land use policy to provide for new development where services and infrastructure exist that are clean, non-polluting, will not release offensive odors, and are visually attractive and complement existing uses to the east.

The project is proposed in a location suitable for industrial condominium development as it will be located on an unimproved parcel of land adjoining the Valencia Commerce Center, an existing industrial park on the east, and unimproved land on the north, west and east. The Golden State (Interstate 5) Freeway lies to the east. The project provides sufficient tenant and guest parking, loading and unloading areas. The property is easily accessible from Witherspoon Parkway. The project will incorporate design features that will provide an aesthetically pleasing project that provides buffers from incompatible development and provides much needed industrial developments in the Santa Clarita Valley.

FEES/DEPOSITS

If approved as recommended by staff, the following shall apply:

California Department of Fish and Game:

1. Processing fee of \$1,926.75 associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

Department of Regional Planning, Impact Analysis:

2. Deposit of \$3,000.00 to defray the costs of reviewing the subdivider's reports and verifying compliance with the information required by the Mitigation Monitoring Program.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

If the Regional Planning Commission agrees with staff's evaluation above, staff recommends that the Commission close the public hearing, adopt the MND, approve Vesting Tentative Parcel Map No. 060030, Small Lot Alternative exhibit "A" map, Conditional Use Permit Case No. 03-238-(5) and Oak Tree Permit Case No. 2007-00006-(5).

Suggested Motion: "I move that the Regional Planning Commission close the public hearing, adopt the Mitigated Negative Declaration."

AND

Suggested Motion: "I move that the Regional Planning Commission approve Vesting Tentative Parcel Map No. 060030, Small Lot Alternative exhibit "A" map, Conditional Use Permit Case No. 03-238-(5) and Oak Tree Permit Case No. 2005-00019-(5)."

OR

Suggested Motion: "I move that the Regional Planning Commission take the matter off-calendar to allow time for the applicant to work with staff and redesign their project."

Attachments:

- Draft Conditions
- Draft Findings
- Conditional Use Permit Burden of Proof
- Oak Tree Permit Burden of Proof
- Vesting Tentative Parcel Map No. 060030
- Conditional Use Permit Case No. 03-238-(5) Exhibit "A"
- Land Use Map
- GIS-Net Map
- TBG Map
- Correspondence

ST:REC
8/27/08

**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 Vesting Tentative Parcel Map No. 060030 on September 10, 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. 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") an industrial development of 27 lots (22 industrial lots and five debris basin lots) on 116.6 gross acres and "Small Lot Alternative" ("SLA") depicts an industrial development of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres and 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 ranging from six feet to 12 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 (Heavy Agricultural-Development Program) to the east.

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 a minimum of 1,519 parking spaces is required and will provide 2,913 parking spaces (including 82 handicap spaces, 13 required). The applicant has requested a conditional use permit ("CUP") to allow to demonstrate compliance with requirements of the MPD-DP zone, on-site project grading exceeding 100,000 cubic yards and to allow retaining walls ranging from six-feet to maximum of 12-feet in height.
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") an industrial development of 27 lots (22 industrial lots and five debris basin lots) on 116.6 gross acres and "Small Lot Alternative" ("SLA") depicts an industrial development of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres and 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 Exhibit "A"'s for CUP 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 W 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 W of the Los Angeles County Code ("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. 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. Staff received correspondence from the Los Angeles County Economic Development Corporation ("LAEDC"), William S. Hart Union High School District (School District) 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.
16. Correspondence has been received from the Val Verde Civic Association, who stated their support for the project. Correspondence has been received from the LAEDC, School District, Congressman and the City. No other correspondence has been received at the time of writing.
17. During the September 10, 2008 public hearing, the Los Angeles County Regional Planning Commission ("Commission") heard a presentation from staff as well as testimony from the applicant and the public 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.
19. On September 10, 2008, after taking all testimony, the Commission closed the public hearing and adopted the Mitigated Negative Declaration, and recommended approval of Vesting Tentative Parcel Map No. 060030, SLA Exhibit A, CUP and OTP.
20. 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.
21. 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").

22. 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.
23. 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.
24. 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).
25. 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.
26. 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 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

DRAFT 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:
 - a. 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 and 9;
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

monies shall be placed in a performance fund, which shall be used exclusively to 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 15 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. 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.
11. 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").

- 12. 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.
- 13. No grading permit shall be issued prior to final map recordation, unless otherwise permitted by Regional Planning.
- 14. 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 Planning"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
- 15. 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.
- 16. 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.
- 17. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Parcel Map No. 060030.
- 18. The following modifications to the development standards shall apply:
 - a. Modification of the maximum permitted retaining wall height of over five-feet.

Draft Conditions

19. 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.
20. 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.
21. 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.
22. 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.
23. 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").
24. 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.
25. 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.
26. 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.
27. All material graded shall be sufficiently watered to prevent excessive amounts of dust

Draft Conditions

- 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.
28. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
 29. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
 30. 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.
 31. 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.
 32. 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.
 33. 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.
 34. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
 35. 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.
 36. 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.

Draft Conditions

37. 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.
38. 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.
39. 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.
40. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
41. 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.
42. During construction, all large-size truck trips shall be limited to off-peak commute periods.
43. 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.
44. 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.

**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. 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") an industrial development of 27 lots (22 industrial lots and five debris basin lots) on 116.6 gross acres and "Small Lot Alternative" ("SLA") depicts an industrial development of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres and 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 (Heavy Agricultural-Development Program) to the east.
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 a minimum of 1,519 parking spaces is required and will provide 2,913 parking spaces (including 82 handicap spaces, 13 required). The applicant has requested a conditional use permit ("CUP") to allow to demonstrate compliance with requirements of the MPD-DP zone, on-site project grading exceeding 100,000 cubic yards and to allow retaining walls ranging from six-feet to maximum of 12-feet in height.

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 ranging from six feet to 12 feet in height.
12. Oak Tree Permit Case No. 2007-00006-(5) is a related request to allow the removal of four oak trees.
13. The applicant is requesting approval of two Exhibit "A"'s for CUP 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 W 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 W of the Los Angeles County Code ("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. 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. Staff received correspondence from the Los Angeles County Economic Development Corporation ("LAEDC"), William S. Hart Union High School District (School District) 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.

15. Correspondence has been received from the Val Verde Civic Association, who stated their support for the project. Correspondence has been received from the LAEDC, School District, Congressman and the City. No other correspondence has been received at the time of writing.
16. During the September 10, 2008 public hearing, the Los Angeles County Regional Planning Commission (“Commission”) heard a presentation from staff as well as testimony from the applicant and the public 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.
18. On September 10, 2008, after taking all testimony, the Commission closed the public hearing and adopted the Mitigated Negative Declaration, and recommended approval of Vesting Tentative Parcel Map No. 060030, SLA Exhibit A, CUP and OTP.
19. 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).
20. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and 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).
21. Compatibility with surrounding land uses will be ensured through the related conditional use permit and environmental conditions.
22. 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.
23. 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.
24. 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.
 25. 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.
 26. The design of the subdivision provides for future passive or natural heating or cooling opportunities therein.
 27. 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.
 28. 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.
 29. 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.
 30. 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.
 31. 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.

32. An Initial Study was 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").
33. 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.
34. 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.
35. 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).
36. 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.

DRAFT

DRAFT 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.

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. Applicant to provide site plan within 60 days of vesting tentative map approval with approval being consistent with existing exhibit approved at September 10, 2008 Los Angeles County Regional Planning Commission public hearing.
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, of 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 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), 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 HEARING OFFICER
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. 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) and
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 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") an industrial development of 27 lots (22 industrial lots and five debris basin lots) on 116.6 gross acres and "Small Lot Alternative" ("SLA") depicts an industrial development of 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres and is requesting approval of both exhibit maps.
8. 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 ranging from six feet to 12 feet in height.
9. Staff received correspondence from the Los Angeles County Economic Development Corporation ("LAEDC"), William S. Hart Union High School District (School District) and the Office of Congressman Howard P. "Buck" McKeon ("Congressman") all are in

("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.

10. Correspondence has been received from the Val Verde Civic Association, who stated their support for the project. Correspondence has been received from the LAEDC, School District, Congressman and the City. No other correspondence has been received at the time of writing.
11. During the September 10, 2008 public hearing, the Los Angeles County Regional Planning Commission ("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.
13. On September 10, 2008, after taking all testimony, the Commission closed the public hearing and adopted the Mitigated Negative Declaration, and recommended approval of Vesting Tentative Parcel Map No. 060030, SLA Exhibit A, CUP and OTP.
14. 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").
15. 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.
16. 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.

17. 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 HEARING OFFICER 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)**

DRAFT 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.
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 removed upon until the permittee has obtained all permits and approvals required for the work which necessitates such removal.

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. The term "Oak Tree Report" refers to the document on file at Regional Planning by Richard Ibarra, the consulting arborist, dated January 10, 2007.
11. 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.
12. 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.
13. 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.
14. 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.
15. Encroachment within the protected zone of any additional trees of the Oak genus on the project site is prohibited.
16. 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".

17. No planting or irrigation system shall be installed within the drip line of any Oak tree that will be retained.
18. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.

24. 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.

25. 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.
26. This grant shall terminate upon the completion of the authorized Oak tree removal 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.

DGL
Date Rev. 12-11-2007

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

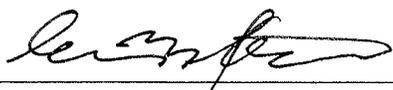
DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

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  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 John C. Fisher 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
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP <u>60030</u>	TENTATIVE MAP DATED <u>10/16/07 (Revision)</u>
SUBDIVIDER <u>Sterling Gateway</u>	LOCATION <u>Val Verde</u>
ENGINEER <u>Sikand</u>	GRADING BY SUBDIVIDER <u>[Y] (Y or N)</u>
GEOLOGIST & SOILS ENGINEER <u>A.E. Seward Eng. Geology, Inc.</u>	REPORT DATE <u>9/12/06, 7/7/06, 10/7/05</u>

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 Jeremy Wan Date 11/15/07

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

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

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

B

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 be 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



DONALD L. WOLFE, Director

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>

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.

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.



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

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



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

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 hydrant requirements, including flow rates (5000, 2500, 1250), installation details, and location specifications.

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:

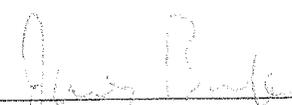
No trails.

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)eople 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

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
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Michael D. Antonovich
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

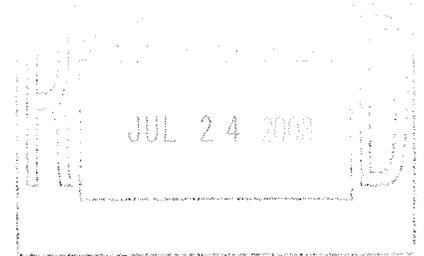


COUNTY OF LOS ANGELES

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	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLEN DORA	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				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

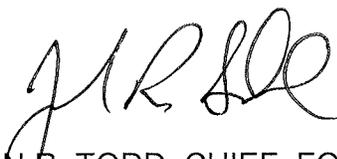
Page 3

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.

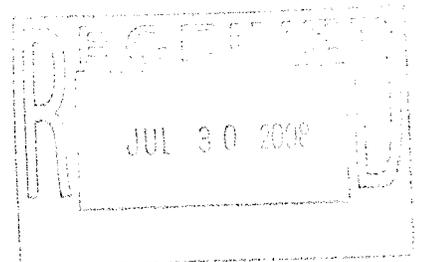
Robert E. Williams
Applicant

7/21/08
Date

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

Staff

Date





Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

July 22, 2008

Bruce W. McClendon FAICP
Director of Planning

Mr. Hunt Williams
1787 Sidewinder Dr., Suite 200A
Park City, UT 84068-1007

SUBJECT: INITIAL STUDY DETERMINATION LETTER

Project No: 03-238

Case: PM 060030, CUP 03-238

Dear Mr. Williams:

On July 22, 2008, staff of the Department of Regional Planning (DRP) has completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- Use of previously prepared EIR
- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Other:
- Environmental Impact Report (EIR)

If you have any questions regarding the above determination or environmental document preparation, please contact Rudy Silvas of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 5:30 p.m. Our offices are closed on Fridays.

Very truly yours,

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

for Paul McCarthy, Supervising Regional Planner
Impact Analysis Section

BWM:PM:rs



******* 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.

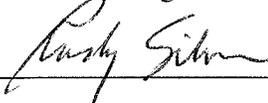
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result,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

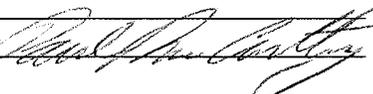
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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 - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is there a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
<i>Blue line stream on southern edge of site</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
<i>100 year flood zone to the north of site</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?
<i>Site prone to landslides</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off?
<i>Potential erosion problems due to grading</i> |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?
<i>Topography to be reconfigured, will affect drainage pattern.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |
-
-

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size 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 **flood (hydrological)** factors?

Potentially significant

Less than significant with project mitigation 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 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>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

ERB/SEATAC Review

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?

Potentially significant

Less than significant with project mitigation 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?
				<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?
				<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?
				<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?</p> <p><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>
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.</p> <p><i>Traffic, emergency services, sewage and landfill capacity issue, impacts to water service purveyors, air quality</i></p>
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?</p> <p><i>Potential indirect impacts from traffic congestion and air pollution</i></p>

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 cause a delay in 				

MITIGATION MONITORING PROGRAM
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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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 PM_{2.5} 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 NO_x emissions during mass grading, fine grading, and trenching activities, material handling equipment (e.g., 				

MITIGATION MONITORING PROGRAM
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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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 NO_x 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 PM_{2.5} 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 NO_x 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 				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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.</p> <ul style="list-style-type: none"> 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 the types of measures currently required include the following:</p>				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<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 minutes, both on and off site. • Require minimum soil moisture of 12 percent for earthmoving by use of a moveable sprinkler 				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>system or a water truck. Moisture content can be verified by lab sample or moisture probe.</p> <ul style="list-style-type: none"> • 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 				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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, and disturbed/developed lands. The coastal sage scrub within the mitigation area (APN: 3271-005-030) closely resembles the coastal sage scrub</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>

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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 Fund". • Peirson's Morning Glory – Approximately 2.31 acres of known locations and/or potential habitat for 				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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).</p> <ul style="list-style-type: none"> 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 cucularia hypugea</i>) 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 				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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. 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 				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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. 				
<ul style="list-style-type: none"> 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 				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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. <p>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.</p> <p>D. The developer shall consult with</p>				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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</p>				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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.</p> <p>E. Prior to grading, a qualified biologist shall be retained by the applicant as</p>				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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 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</p>				

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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>				
<p>Drainage and Grading</p> <p>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</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, and State Department of Fish and Game.</p>

MITIGATION MONITORING PROGRAM
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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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 Works.</p>				
<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>	<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</p>

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Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<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) 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 				<p>Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR).</p>

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PROJECT NO. 02-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>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.</p> <ul style="list-style-type: none"> • 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 abandonment of any previously plugged and abandoned well when construction of any structure over or in the proximity of 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>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 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, 				

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, 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 Division's District office in Ventura. 				
<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</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</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>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.</p>				Department (Health and Hazardous Materials Division), and State of California Department of Toxic Substances Control (DTSC).
<p>Recycling of 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</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>

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>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>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 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</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>Application</p>	<p>Los Angeles County Public Works, City of Santa Clarita</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>mitigation measures per the approved sewer area study to the satisfaction of Public Works.</p>				
<p>Roads and Highways</p> <p>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.</p> <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"> • <u>Commerce Center Drive at Witherspoon Parkway:</u> South approach: Two left-turn lanes and three through lanes (add left-turn lane). Install traffic signal. • <u>Commerce Center Drive at Harrison Parkway:</u> 	<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 prior to issuance of certificate of occupancy upon completion of all construction.</p>	<p>Applicant</p>	<p>Los Angeles County Public Works (Traffic and Lighting Division), Caltrans</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>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.</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 				

MITIGATION MONITORING PROGRAM
PROJECT NO. 02-238, PM060030

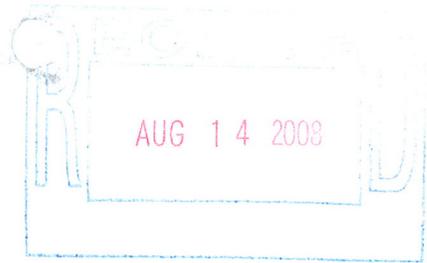
Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>(add left-turn lane). West approach: One left-turn lane and two right-turn lanes (add right-turn lane). The project's pro-rata share is 24 percent. <u>The Old Road at Henry Mayo Drive:</u> 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.</p>				
<p>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.</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
<p>Mitigation Compliance</p> <p>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.</p>	<p>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.</p>	<p>Annually</p>	<p>Applicant</p>	<p>Los Angeles County Dept. of Regional Planning</p>



LOS ANGELES COUNTY ECONOMIC DEVELOPMENT CORPORATION



July 31, 2008

Mr. Ramon Cordova
Los Angeles County
Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, CA 90012

Re: TPM 060030
Sterling Industrial Project

Dear Mr. Cordova,

We are writing to express our support for the approval of the Sterling Industrial project at the Regional Planning Commission hearing on September 10, 2008.

This project is important for the prosperity of the Santa Clarita Valley and the continued economic vitality of Los Angeles County.

This project will provide 1,300,000 square feet of new "state of the art" industrial buildings to the rapidly expanding commercial/industrial sector, and will also create 2500 jobs for residents of the Santa Clarita Valley.

This project will generate valuable tax revenues for the local economy and reduce the amount of traffic on the over crowded freeways by allowing residents to work closer to home.

We recommend the Planning Commission approve this project on September 10, 2008

Should you have any questions, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink that reads "Henry Leyva".

Henry Leyva, Regional Manager – Santa Clarita Valley
Office: (661) 253-3175
Mobile: (661) 510-3685



William S. Hart Union High School District

August 21, 2008

Los Angeles County
Department of Regional Planning
Attention: Mr. Ramon Cordova
320 West Temple Street, Room 1382
Los Angeles, CA 90012

Re: VTPM 060030
Sterling Gateway Industrial Project

Dear Mr. Cordova:

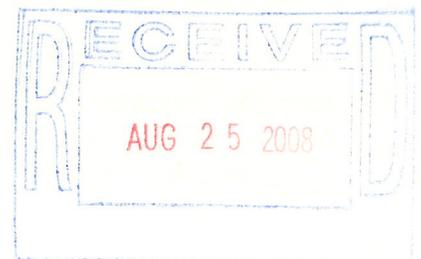
The administration of the William S. Hart Union High School District supports the proposed land development project known as Vesting Tentative Parcel Map No. 060030, Sterling Gateway Industrial Project ("Project"). The Project is consistent with the development surrounding it, and will compliment the existing Valencia Commerce Center.

The Project will not only benefit the community but will also provide job opportunities for future graduates from the Hart District. As the residential development of the Santa Clarita Valley grows, it is vital that employment options be accessible, especially with attention to energy conservation...less commuting pollution. Furthermore, the Hart District has been aggressive in developing partnerships with business in providing school-to-career job training sponsored by local business. The addition of commercial development such as the Sterling Gateway Industrial Project will afford students even greater opportunities for career training than they currently enjoy.

I appreciate your consideration of the above and respectfully request approval of the Project at the public hearing on September 10, 2008.

Sincerely,

Jaime L. Castellanos
Superintendent



HOWARD P. "BUCK" McKEON

25TH DISTRICT, CALIFORNIA

COMMITTEE ON EDUCATION
AND LABOR

SENIOR REPUBLICAN MEMBER

COMMITTEE ON ARMED SERVICES
SUBCOMMITTEE ON AIR AND LAND FORCES
SUBCOMMITTEE ON MILITARY READINESS

MEMBER OF REPUBLICAN WHIP TEAM



Congress of the United States
House of Representatives
Washington, DC 20515-0525

WASHINGTON OFFICE
2351 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-1956

SANTA CLARITA VALLEY OFFICE
26650 THE OLD ROAD, SUITE 203
SANTA CLARITA, CA 91381
(661) 254-2111

ANTELOPE VALLEY OFFICE
1008 WEST AVENUE M-14, SUITE E-1
PALMDALE, CA 93551
(661) 274-9688

SAN BERNARDINO, INYO,
AND MONO COUNTIES
(800) 565-4333

WEB SITE
www.house.gov/mckeon/

Mr. Ramon Cordova
Los Angeles County
Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, CA 90012

Re: TPM 060030
Sterling Industrial Project

Dear Mr. Cordova,

I support approval of the Sterling Industrial project.

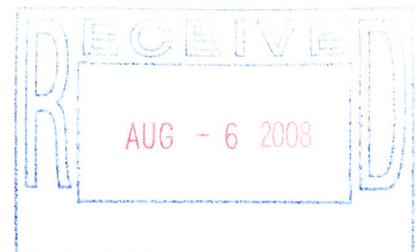
This project is important for the continued prosperity of the Santa Clarita Valley.

Not only will this project provide much needed, new "state of the art" industrial buildings for the rapidly expanding commercial/industrial sector, it will also create many new jobs for residents of the Santa Clarita Valley. In addition, this project will generate valuable tax revenues for the local economy and reduce the amount of traffic on our crowded freeways, and save countless dollars spent on commuting by allowing residents to work closer to home.

Regards,

A handwritten signature in black ink that reads "Buck McKeon". The signature is stylized and cursive.

Howard P. "Buck" McKeon





City of
SANTA CLARITA

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196
Phone: (661) 259-2489 • FAX: (661) 259-8125
www.santa-clarita.com



August 15, 2008

Mr. Ramon Cordova
County of Los Angeles
Department of Regional Planning
320 West Temple Street,
Los Angeles, CA 90012

Dear Mr. Cordova:

Subject: Review of proposed Vesting Tentative Parcel Map 060030, south of Hasley Canyon Road between Del Valle Road and Avenue Penn

The City of Santa Clarita appreciates the opportunity to comment on the proposed Vesting Tentative Parcel Map 060030, located at the terminus of Witherspoon Parkway, west of the Valencia Commerce Center in unincorporated L.A. County territory. The proposed project consists of a subdivision of approximately 116.6 acres into 31 industrial lots in order to accommodate approximately 1.3 million square feet of business park/industrial uses. No general plan amendment or zone change has been requested for this development.

The current version of the proposed subdivision is appropriate for the site and is consistent with the adjacent developed Valencia Commerce Center to the east. Therefore, the City supports the current design of the tentative map.

Should you have any questions please contact me at (661) 255-4330.

Sincerely,

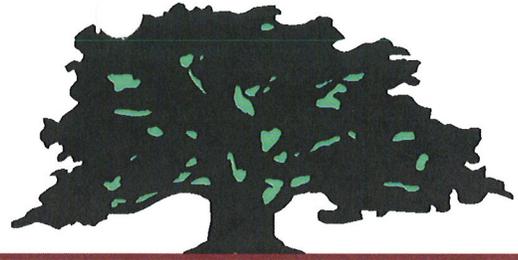
Sharon Sorensen
Senior Planner

SS:kb
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cc: Sterling Gateway
Castaic Area Town Council



*Val Verde Civic Association
30133 San Martinez Rd., Suite A
Val Verde, CA 91384*



Phone: (661) 257-7636 Fax: (661) 257-6309

August 14, 2008

Mr. Ramon Cordova
LA County Department of Regional Planning
Hall of Records (13th Floor)
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Cordova:

I am writing to you on behalf of the Community of Val Verde, with regards to the Sterling Gateway, L.P. Industrial zoned project (Tentative Parcel Map No. 060030).

This letter will reaffirm our continued support for this project. Our only concern was in regard to access through our community through Del Valle Road. We want you to be aware that there should be absolutely no access from Del Valle Road from any industrial project. This project was approved by the community of Val Verde based on the project's secondary access being a cul-de-sac that opens directly to the existing industrial center. On page 2 of Zone change No. 90-445-(5) resolution, item #9 it states "A ridgeline separates the proposed industrial lots from the agriculturally zoned lot on the subject property. The same ridgeline also separates the Val Verde residential area from the industrial lots. Access to the proposed industrial portion on the property would be limited to Witherspoon Parkway. Traffic from the proposed industrial properties would not take access through residential areas." As long as this is part of the final approval, the Val Verde Civic Association and the community of Val Verde at-large has no problems with this project and in fact, are in favor of and support the project.

Mr. Cordova, thank you for your time and consideration in this matter.

Sincerely,

Paul Simmonds

Paul Simmonds
President

C: Supervisor Michael D. Antonovich, 5th District
Ms. Vanessa Brookman, Castaic Area Town Council
Ms. Patti Gustafsson, Castaic Area Town Council
Mr. John Kunak, Castaic Area Town Council
Mr. Robert Kelly, Castaic Area Town Council
Mr. Hunt Williams, Sterling Gateway, L.P.

LOS ANGELES COUNTY
CONDITIONAL USE PERMITS BURDEN OF PROOF
FOR
PROJECT VTPM 060030
CASES RENVT 200600118 & CUP/IS 03-238

A.

The proposed project (Vesting Tentative Parcel Map No. 060030) would be located on vacant property adjacent to the Valencia Commerce Center, and is a natural extension of this existing industrial development. This part of the Val Verde area in Los Angeles County is urban with light industrial businesses as part of the Valencia Commerce Center and the Chiquita Canyon landfill to the west of the proposed project.

The project requires conditional use permits under the Los Angeles County Code for the Manufacturing Planned Development Zone (MPD) and Development Program Zone, grading in excess of 100,000 cubic yards, grading near a significant ridgeline in the Castaic Area Community Standards District (CSD) area, and development in hillside management areas, and use of retaining walls in excess of 5'.

In order to remain consistent with the surrounding areas and ensure that the project: (1) will not adversely affect the health peace, comfort or welfare of community members, (2) negatively affect the value and/or enjoyment of nearby property, (3) or jeopardize the public health, safety or general welfare, the proposed project incorporates two alternatives that mix either 22 or 31 lots with 5 debris basin lots. Both of these configurations are consistent with the General Plan, MPD zoning, the Castaic Area Community Standards District (CSD) and the surrounding industrial uses.

With this conditional use permit, the MDP zone permits uses within the M-1 ½ zone, and this project implements those permitted manufacturing uses, It is also consistent with M-1 ½ and Development Program zone requirements for parking, landscaping, circulation, set backs, lot coverages and other zoning criteria. Future buildings and structures will comply with maximum height requirements and outside storage and display will be utilized with appropriate screening..

Grading in excess of 100,000 cubic yards requires a conditional use permit. Grading is estimated at 2.4 million cubic yards, but will be balanced on-site. Grading is necessary to create the pads for the project, internal streets, and for geologic support, retaining wall construction, slope stability and for controlling soil erosion and controlling flood hazards. Grading will protrude into certain slopes leading up to certain significant ridgelines; however, no grading will occur on top of ridgelines and the grading is necessary to create a buffer and to maintain slope stability. This radius grading below the ridgelines is compatible with adjacent uses, particularly the Chiquita Canyon landfill grading and grading for certain residential subdivisions in the vicinity. The grading will leave the crest of the any significant ridge in its natural state. The grading has been designed to minimize the amount of grading necessary for the project and will use landscaping to minimize any visual impacts, although none of the grading is detrimental to the visual character of the neighborhood or the Castaic communities, including Val Verde. The

grading will not impede the normal and orderly development of surrounding properties and will not promote encroachments on significant ridgelines, nor will it degrade the visual integrity of any significant ridgeline. These findings are premised on the fact this project is in an existing manufacturing industrial area, with minimal viewshed from any residential communities. The project's grading operations, compliant with the conditions of approval, will be consistent with the Castaic Community Standards District, the MPD zone, the M-1 ½ zone, the Planned Development Program zone, and the County's provisions for hillside management and ridgeline protection. Conditions will be deployed to safeguard the area during the grading operations. All County grading and air quality rules and regulations will be followed. None of the grading operations will have a significant view impact on the Val Verde community because this community is on the other side of the ridgelines.

B.

The subject site is approximately 116.6 acres in size. The subject site can adequately accommodate proposed development of either 22 or 31 lots with 5 debris basin lots, consistent with Title 21 and Title 22 of the Los Angeles County Code. The proposed project will be consistent with the County's general plan land use and zoning designations and will therefore include the appropriate lot sizes, setbacks, lot coverage, boundary fences, landscaping requirements and parking and load facilities.

Existing zoning allows a conditional use permit to provide for retaining walls in excess of 5'. Here, as shown on the tentative subdivision map and exhibits, certain retaining walls are shown as 11 feet in height, with a maximum permitted height of 15 feet. The need for excess retaining wall height stems from the geologic and structural engineering demands of the project, particularly to protect slope stability, erosion control, flood control, and vegetative management. None of these retaining walls will have a significant view impact upon the Val Verde community because such community is on the other side of the ridgelines.

C.

The proposed project maintains the existing access through Witherspoon Parkway and adds secondary access to Avenue Penn which will ensure safe and convenient circulation, traffic and access to and from the project. Future occupants, tenants and visitors of the proposed project will utilize the Witherspoon Parkway from Commerce Center Drive as the primary access route to the subject property and use connection to Avenue Penn as a secondary access. Both the Hasley Canyon /I-5 freeway interchange and the Commerce Center Drive/SR-126 freeway interchange provide direct access to the subject site via Commerce Center Drive and Witherspoon Parkway. Interior "A" and "B" streets will provide circulation throughout the project designed consistent with County of Los Angeles roadway design criteria. These two roadways meet the vehicle circulation requirements established by the Los Angeles County Fire Department.

Other public services, such as law enforcement, fire prevention, water, sewer, and solid waste would be provided by the appropriate County of Los Angeles Agency (i.e. County of Los

Angeles Sheriff, County of Los Angeles Fire Dept., and LA County Sanitation District), or appropriate private company (i.e. Valencia Water Company).

LOS ANGELES COUNTY
HILLSIDE MANAGEMENT AREA BURDEN OF PROOF
FOR
PROJECT VTPM 060030
CASES RENVT 200600118 & CUP/IS 03-238

The proposed project (Vesting Tentative Parcel Map No. 060030) would be located on vacant property adjacent to the Valencia Commerce Center, and is a natural extension of this existing industrial development. This part of the Val Verde area in Los Angeles County is urban with light industrial businesses as part of the Valencia Commerce Center and the Chiquita Canyon landfill to the west of the proposed project.

The project is predominantly in the Manufacturing Planned Development zone (“MPD”) which contains disturbed land. The project has been designed to minimize areas designated Hillside Management (“HM”). As shown on VTPM 060030 and its exhibits, only small portions of the project area are in HM, particularly the mitigation bank set aside parcel.

No buildings are proposed within the HM portions of the site; however, there is some grading that is necessary for slope stability, flood control management and soil erosion control. The project is designed to protect the future manufacturing uses and will not create significant threats to life and/or property.

The project is compatible with the natural contours of the area and will not top any ridgelines in HM areas. Care has been taken to minimize the inclusion of any HM area in the project’s boundaries in order to be compatible with the biotic, cultural, scenic and open space resources of the area. The main HM area is the undisturbed mitigation bank set aside parcel.

Access and infrastructure are designed to be convenient and do not touch the HM portions of the site. Internal circulation and infrastructure is adequate to handle the expected build-out of the project, without imposing undue costs on the total community.

The site design demonstrates creative and imaginative features resulting in a visual quality to match and complement the existing Valencia Commerce Center to the east. The surrounding hills and ridgelines to the west obscure any significant visual impact further west. The project provides local jobs and sales tax revenue, and opportunities for shorter commutes to and from the Castaic, Val Verde and other north County areas.

LOS ANGELES COUNTY
OAK TREE PERMIT BURDEN OF PROOF
FOR
PROJECT VTPM 060030
CASES RENVT 200600118 & CUP/IS 03-238

The proposed project (Vesting Tentative Parcel Map No. 060030) would be located on vacant property adjacent to the Valencia Commerce Center, and is a natural extension of this existing industrial development. This part of the Val Verde area in Los Angeles County is urban with existing light industrial businesses as part of the Valencia Commerce Center and the Chiquita Canyon landfill to the west of the proposed project.

The project is predominantly in the Manufacturing Planned Development zone (“MPD”) which contains existing manufacturing and industrial uses. There are four (4) on site Oak trees identified in the project oak tree report. The Forestry Division of the County Fire Department, through its July 17, 2008 letter, has approved the removal of these oak trees. They are directly impacting the placement of pads, buildings, roads and infrastructure necessary for the implementation of the project. In addition, the geotechnical studies prepared for the project require grading and soil remediation, balancing cut and fill, all of which require removal of these trees. Efforts were made to evaluate relocation or retention; however the trees are located in fill and the design of the project frustrates this objective. Alternatives cannot be achieved because the costs would be prohibitive and defeat the objectives of the project. The removal of these 4 oak trees will not impact the supply of oak trees of this same genus in the Castaic and Val Verde areas. The removal will not result in soil erosion or flooding or other impacts to the site.

The Forestry Division’s July 17, 2008 letter requires payment by the applicant into the County’s Oak Forest Special Fund in lieu of any replanting mitigation on site. This is reasonable and permitted by County Tree Ordinance Section 22.56.214D. The applicant has made this payment which has been accepted by the Forestry Division.