June 28, 2017

IAC SG Witherspoon SPE LLC
c/o Larry Krasner
190 N. Canon Drive Suite 300
Beverly Hills, CA 90210

REGARDING: PROJECT NO. 03-238-(5)
CONDITIONAL USE PERMIT NO. 201500127
VARIANCE NO. 201500002

The Regional Planning Commission, by its action of June 28, 2017, has APPROVED the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on July 12, 2017. Appeals must be delivered in person.

Appeals: To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.
For questions or for additional information, please contact Thuy Hua of the Zoning Permits North Section at (213) 974-6443, or by email at thua@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Samuel Dea, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings
Conditions of Approval
Affidavit of Acceptance (Permittee’s Completion)
Notice of Exemption

c: DPW (Building and Safety)
Zoning Enforcement
Kathleen O'Prey Truman (Applicant’s Agent)

SD: TH
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 03-238-(5)
CONDITIONAL USE PERMIT NO. 201500127
VARIANCE NO. 201500002

1. The Los Angeles County ("County") Regional Planning Commission ("Commission")
conducted a duly-noticed public hearing on June 28, 2017, in the matter of Project
No. 03-238, consisting of Conditional Use Permit No. 201500127 ("CUP") and
Variance Nc. 201500002. The CUP and Variance are referred to collectively as the
"Project Permits."

2. The permittee, SG Witherspoon SPE LLC ("permittee"), requests the Project Permits
to retroactively authorize emergency remedial grading in excess of 100,000 cubic
yards and grading of a significant ridgeline due to a slope failure and prevention of a
catastrophic landslide ("Project") on a property located at APN 3271-005-032 in the
unincorporated community of Val Verde ("Project Site").

3. The CUP is a request to retroactively authorize emergency offsite and onsite grading
in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) zone
pursuant to Los Angeles County Code ("County Code") Section 22.24.150. The
grading consisted of 154,000 cubic yards of cut, 110,000 cubic yards of fill, and was
balanced on Parcel Map 60030 ("PM 60030").

4. The Variance is a request to retroactively authorize the deviation from the Castaic
Area Community Standards District for the grading of a significant ridgeline with a
reduction of the ridgeline elevation by up to 40 feet in conjunction with the remedial
grading pursuant to Los Angeles County Code Section 22.56.260.

5. The Project 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.

6. The Project Site is 116.6 gross acres in size and comprised of one parcel. The
property is irregular in shape on slightly sloping topography. The parcel containing
the conservation easement located directly south of the Project Site and affected by
the slope failure is 94.97 gross acres, 41.35 gross acres as conservation land, and
consists of moderate to highly sloped terrain.

7. The Project Site is located in the Newhall Zoned District and is currently zoned
MPD-DP (Manufacturing – Industrial Planned – Development Program) and A-2-2.

8. The Project Site is located within the IO (Industrial Office) and RL5 (Rural Land 5)
land use category of the Santa Clarita Valley Land Use Policy Map.

9. The Project Site is located within the Castaic Area Community Standards District
("CSD").
10. Surrounding Zoning within a 500-foot radius includes:

    North: A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area)
    South: A-2-2
    East: M-1.5-DP (Restricted Heavy Manufacturing – Development Program)
    West: R-1 (Single-Family Residence)

11. Surrounding land uses within a 500-foot radius include:

    North: Vacant
    South: Vacant
    East: Industrial, vacant
    West: Vacant, single-family residences

12. Ordinance No. 7486 adopted on March 3, 1959 established the A-2-2 zone on the
    subject property. 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.

13. 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.

    Vesting Tentative Parcel Map No. 60030 ("PM 60030") to create 31 industrial lots
    and five debris basin lots; Conditional Use Permit No. 03-238 to ensure compliance
    with the MPD-DP zone, allow retaining walls ranging from six to 12 feet in height,
    and onsite project grading that exceeds 100,000 cubic yards; and Oak Tree Permit
    Case No. 2007-00006 to remove four oak trees were approved concurrently on
    December 3, 2008.

    Conditional Use Permit Modification No. 201100016 and Amended Tentative Map
    was approved on May 17, 2011 and modified CUP Condition No. 48 to remove the
    requirement to install the Hasley Canyon Road and Golden State Freeway
    interchange.

    Conditional Use Permit Modification No. 201300057 was approved on October 15,
    2013 and modified CUP Condition No. 23 to reduce the required parking from 2,805
    to 1,531; eliminate reference to the "small lot alternative"; and update the Exhibit "A"
    approval date to August 14, 2013.

    An Amended Exhibit Map was approved on September 12, 2013 to add five open
    space lots.

    Final Map was cleared and approved on March 12, 2014.
Revised Exhibit "A" No. 201300080 was approved on February 10, 2014 for approval of a grading plan.

Revised Exhibit "A" No. 201400460 was approved on July 21, 2015 for a revision to the previously approved grading plan to reduce the number of building pads from 31 to nine and other minor changes.

Revised Exhibit "A" No. 201500084 was approved on November 24, 2015 for a building and landscape plan for Building 1.

Revised Exhibit "A" No. 201500085 was approved on November 24, 2015 for a building and landscape plan for Building 2.

Revised Exhibit "A" No. 201500086 was approved on November 24, 2015 for a building and landscape plan for Building 9.

Revised Exhibit "A" No. RPPL2016003875 was approved on February 7, 2017 for the construction of 216,320 square feet of warehousing and offices, parking, and drought-tolerant landscaping.

14. The site plan for the Project depicts PM 60030 as consisting of 116.6 acres with slightly sloping topography and graded for development of an industrial business park project. Adjoining PM 60030 to the south and west is a 94.97 acre parcel (APN 3271-005-032), of which the southeastern portion constitutes the 41.35-acre offsite conservation easement for PM 60030. The Project Site where the remedial grading occurred consisted of the southern portion of PM 60030 and 6.7 acres of APN 3271-005-032 adjoining the southern boundary of PM 60030. The 6.7 acres of graded area is located entirely within the conservation easement.

15. The Project Site is accessible via Witherspoon Parkway to the east. The conservation easement on APN 3271-005-032 does not have direct access and is accessible through PM 60030.

16. The County Department of Public Works ("Public Works") has cleared the Project for hearing and has recommended conditions of approval, if the Project is ultimately approved. The County Fire Department ("Fire Department") did not have any requirements for the Project and has recommended approval. The Department of Parks and Recreation did not have any trail requirements for the Project.

17. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a California Environmental Quality Act ("CEQA") Guidelines Section 15269(c) – Emergency Projects: Specific Actions necessary to prevent or mitigate an emergency – Statutory Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA") and is consistent with the State CEQA Guidelines and the Environmental Document Reporting Procedures and Guidelines for the County. The extent of the landslide area was unknown until approved grading had been initiated to remove a
known landslide. Due to unanticipated geologic conditions exposed during grading, the depth of the landslide area was greater than previously interpreted. Backcuts were performed as a part of the landslide removal, however they failed and expanded after subsequent rainfall. The forecasted El Nino rains of 2015-2016 posed a threat that could have increased the instability of the steep slopes which necessitated immediate mitigation action to prevent an emergency situation that could have resulted in a catastrophic landslide. That action included the remedial grading and revegetation of the graded slopes.

18. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

19. Prior to the Commission's public hearing, the permittee's representative submitted correspondence dated June 21, 2017 stating the review and concurrence with the staff report and acceptance of the draft conditions.

20. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received one email dated June 27, 2017 from a member of the public, Cynthia Kimura, raising concerns over the visual impact of the graded significant ridgeline, the potential for further slope failures, and whether or not additional grading would occur on the ridgeline.

21. A duly noticed public hearing was held on June 28, 2017 before the Commission. Commissioners Smith, Louie, Moon, and Modugno were present. Commissioner Shell was absent. The permittee's representative, Kathleen O'Prey Truman, presented testimony in favor of the request and answered questions presented by the Commission. Commissioner Smith inquired if this type of occurrence, a backcut failure, was rare. Staff confirmed that it was rare. Commissioner Louie inquired if the remedial grading eliminated the landslide area or mitigated it from further failure. Both the applicant's representative and staff from the Department of Public Works confirmed that a landslide area cannot be fully eliminated given the seismic activity of the southern California region, however the remedial grading met standards for safety. There being no further testimony, the Commission closed the public hearing and approved the Project.

22. The Commission finds that the Project Site is located within the IO (Industrial Office) land use category of the Santa Clarita Valley Area Plan. This designation is intended for mixed employment districts in areas accessible to transportation and visible from freeways and major arterials and is intended to promote the development of master-planned environments with a high quality of design and construction. Allowable uses in this designation include offices; medical service; research and development; light assembly and fabrication; warehousing and distribution; and supportive commercial uses. Specific allowable uses and development standards shall be determined by the underlying zoning designation. The development of the industrial park provides an employment district in close proximity to other like-kind developments located immediately to the east and in proximity to the Golden State
Freeway and is therefore consistent with the permitted uses of the underlying land use category.

The Project Site is also located within the RL5 (Rural Land 5) land use category of the Santa Clarita Valley Area Plan. This designation identifies lands that include environmental features and are not appropriate for intense development requiring urban services. Lands in this category are undeveloped or partially developed and consist of rolling hillside areas with limited access. Allowable uses in this designation include single-family homes at a maximum density of one dwelling unit per five acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation. The conservation easement is located within this designation, contains environmental features, and is not intended for development. Grading within this area was not anticipated and was implemented only as a result of an unforeseen circumstance that necessitated the action in order to maintain future safety of the landslide area. Subsequent to the remediation, the area will be returned to resemble its previous condition as closely as possible with no planned development. Therefore it is consistent with the permitted uses of the underlying land use category.

23. The Commission finds that the Project is consistent with the County Code. Pursuant to Part 2 of Chapter 22.40 of the County Code, the Development Program Zone states that if a conditional use permit has been obtained as provided in Part 1 of Chapter 22.56, property in Zone ( )-DP may be used for any use permitted in the basic zone subject to the conditions and limitations of the conditional use permit, including the approved development program which shall be contained therein. The base MPD zone stipulates that if a conditional use permit has been first obtained as provided in Part 1 of Chapter 22.56, property in Zone MPD may be used for a planned industrial development in which the Hearing Officer or the Commission may approve any use permitted in Zone M-1.5 subject to various development standards. Subject to these provisions, onsite grading projects and offsite grading projects where more than 100,000 cubic yards of material is to be transported are subject to a CUP. Onsite grading had been previously approved through CUP 03-238. Pursuant to Section 22.24.150 of the County Code, onsite grading projects and offsite grading projects where more than 100,000 cubic yards of material is to be transported are subject to a CUP in the A-2 Zone. Offsite and onsite grading consisting of 154,000 cubic yards of cut, 110,000 cubic yards of fill, and balanced on PM 60030 was necessary for the remedial grading work, thereby requiring a CUP be authorized for the remedial grading.

24. The Commission finds that the Project is subject to the significant ridgeline protection provision (Section 22.44.137.D.6.b.i) of the Castaic Area CSD. However, grading of the significant ridgeline was necessary as a part of the remediation plan due to the backcut failure and to mitigate for a potentially catastrophic landslide, thus necessitating the request for a variance. Alternatives were assessed to avoid the grading of the significant ridgeline, however they were found to be unfeasible.
Additionally, the Project is subject to the locally indigenous vegetation provision (Section 22.44.137.D.8) of the Castaic Area CSD. As a part of the grading, vegetation was removed. However it met the requirement of Section 22.44.137.D.8.e in that the landslide area posed a hazard to persons or property and grading could not have been conducted without the removal of vegetation.

25. The Commission finds that emergency remedial grading to repair and reinforce the landslide area was required as a result of the unanticipated massive failure of the landslide area during approved grading for the development of the industrial business park located on PM 60030. If left alone, additional damage to the slope and significant ridgeline would have likely occurred. The landslide area is separated from other development on all sides by rugged terrain and steep hillsides. A residential subdivision is located west of the landslide grading area; however, the subdivision is separated from the emergency grading activities by steep sloping hillsides. With implementation of the mitigation measures in the Mitigated Negative Declaration for PM 60030, the surrounding areas were not negatively affected by any noise generated by the emergency landslide grading. The cut and fill from the landslide grading was balanced on PM 60030, avoiding the need for a haul route. The emergency remedial grading occurred over a short period of time, approximately three months. After grading was completed, the affected slopes were revegetated. The grading and engineering for the emergency remedial grading ensured public safety by repairing and stabilizing the existing slopes to prevent further failure of the landslide area. The landslide project employed contour grading techniques to smoothly transition manufactured slopes back into the natural contours of adjacent undisturbed areas. Therefore, the requested use at the proposed site will not adversely affect the health, peace, comfort or welfare of persons residing or working the 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.

26. The Commission finds that the Project Site is adequate in size to accommodate the Project. It is located at the western terminus of Witherspoon Parkway. The emergency remedial grading of the landslide area did not consist of the construction of structures or buildings. The Project repaired and stabilized a landslide area. Accordingly, no yards, walls, fences, parking, loading facilities, landscaping or other development features were required as a part of the grading.

27. The Commission finds that the Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic that such use would generate, and by other public or private service facilities as required. The Project Site is located at the western terminus of Witherspoon Parkway. Witherspoon Parkway is an improved east-west secondary highway, which runs through the industrial business park.

28. The Commission finds that the emergency remedial grading was required as a result of the unanticipated massive failure of the landslide area during approved grading
for the development of the industrial business park. If left alone, additional damage to the slope and significant ridgeline would have likely occurred. In light of the forecasted El Nino rains of 2015-2016, it was necessary to conduct the emergency remedial grading in order to repair and reinforce the landslide area and prevent a catastrophic landslide. Therefore, there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.

29. The Commission finds that mass grading had already occurred on PM 60030. However, a backcut failed during the removal of a known landslide area during mass grading for PM 60030. The failure spread to a portion of the 41.35 acre area of the conservation easement adjoining PM 60030. Emergency remedial grading was authorized by the property owner, Sterling Gateway L.P., and grantee of the recorded conservation easement, Mountains Resource and Conservation Authority. The emergency remedial grading allowed the applicant to continue with and complete construction of the development of the industrial business park adjacent to the landslide area, as well as ensuring the safety and well-being of the surrounding community by repairing and stabilizing the slope to protect against further slope failures or landslides in the landslide grading area. Therefore, such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.

30. The Commission finds that if the landslide area had been left alone, additional damage to the slope and significant ridgeline would have likely occurred, particularly due to the forecasted El Nino rains of 2015-2016. The emergency remedial grading was necessary to prevent further slope failure and a catastrophic landslide. Therefore, the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

31. The Commission finds that the Project is a single-time occurrence and therefore a grant term is not necessary.

32. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning’s website and at the Castaic Library. On May 18, 2017, a total of 436 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor’s record within a 1,000-foot radius from the Project Site, as well as 26 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties.

33. 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 at the Los Angeles County Department of 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 Zoning Permits North Section, Department of Regional Planning.

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

A. Regarding the Conditional Use Permit, the proposed use with the attached conditions will be consistent with the adopted General Plan.

B. Regarding the Conditional Use Permit, the action at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. Regarding the Conditional Use Permit, the action at the site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. Regarding the Conditional Use Permit, the action at the 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.

E. Regarding the Variance, there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.

F. Regarding the Variance, such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.

G. Regarding the Variance, the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15269(c) of the State CEQA Guidelines (Emergency Projects); and
2. Approves Conditional Use Permit No. 201500127 and Variance No. 201500002, subject to the attached conditions.

ACTION DATE: June 28, 2017

VOTE: 4:0:0:1

Concurring: Smith, Louie, Moon, Modugno

Dissenting: 0

Abstaining: 0

Absent: Shell

SD:TH

6/28/17

c: Zoning Enforcement, Building and Safety
CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 03-238-(5)
CONDITIONAL USE PERMIT NO. 201500127
VARIANCE NO. 201500002

PROJECT DESCRIPTION
The project is a request to retroactively authorize emergency remedial offsite and onsite grading to stabilize a landslide area and grading of a significant ridgeline due to a slope failure subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County’s action becomes effective pursuant to Section 22.60.260 of the County Code.

4. 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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. 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 make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning’s cooperation in the defense,
including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

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

8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued development of PM 60030 and satisfaction of Condition No. 2 shall be considered use of this grant.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of $200.00. The deposit 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 one (1) inspection.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially
responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

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

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

15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, 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.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public
hearing, three (3) copies of a modified Exhibit “A” shall be submitted to Regional Planning by August 28, 2017.

17. In the event that subsequent revisions to the approved Exhibit “A” are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit “A”. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

18. This grant shall retroactively authorize the remedial work consisting of onsite grading of the southern area of the project approved through CUP 03-238, offsite grading on APN 3271-005-032, grading of a significant ridgeline, and revegetation to stabilize and repair a landslide area due to a slope failure.

19. All disturbed areas are to be provided with adequate water disposal systems and vegetative cover, or to be otherwise protected, to control erosion and sediment.

20. Establish a maintenance plan to include periodic inspections for additional movement, failure of water disposal systems, vegetation, and other problems. The water disposal system, subsurface drainage system, access roads, and vegetative cover are to be maintained to accomplish their intended purposes. Necessary maintenance and repair activities are to be initiated promptly.

21. Additional vegetation of the California sagebrush scrub (Artemisia californica) and purple sage (Salvia leucophylla) species shall be planted in the impacted areas prior to the rainy season in order to promote optimal plant establishment and growth.

22. Payment verification and confirmation receipt by the Mountains Recreation Conservation Area (“MRCA”) for the purchase of additional native conservation areas to compensate for the disturbance of 6.4 acres of native vegetation within the conservation easement area shall be submitted by the applicant to the Department of Regional Planning.

23. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated March 9, 2017.

Attachment:
Public Works Department Letter dated March 9, 2017
March 9, 2017

TO: Samuel Dea
Zoning Permits North Section
Department of Regional Planning

Attention Thuy Hua

FROM: Matthew Dubiel
Land Development Division
Department of Public Works

PLAN NO. 201500127
PLAN TYPE: PERMITS AND REVIEWS
WORK CLASS: CUP
PROJECT NO. 03-238
ASSESSOR’S MAP BOOK NO. 3271, PAGE NO. 5, PARCEL NO. 32
UNINCORPORATED COUNTY COMMUNITY OF VAL VERDE

Thank you for the opportunity to review the zoning permit application and site plan for the emergency remedial off-site grading project. The project is located at the International Airport Center (IAC) Commerce Center. On May 2015, a massive slope failure occurred during approved grading for the IAC Commerce Center project. The applicant is applying for retroactive permits related to the repair and reinforcement of the landslide area.

☑ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents, and therefore, a Public Hearing shall NOT be scheduled until the following comments have been addressed:

A. Grading

1. Submit a delta revision of the previously approved rough grading plans on PM # 60030 showing detailed engineering to include the landslide remediation for our final grading plan approval to the satisfaction of Public Works.
2. Upon completion of the remedial grading, revised grading plans must be submitted to Geotechnical and Materials Engineering Division for review and approval as requested in the August 18, 2015 review sheet.

For questions regarding grading comments, please contact Patricia Constanza at (626) 458-4921 or at pconstan@dpw.lacounty.gov.

If you have any questions or require additional information, please contact Max Rodriguez of Land Development Division at mrodrigue@dpw.lacounty.gov or (626) 458-6967.

MR: