



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

December 17, 2014

Richard J. Bruckner
Director

Michael P. Weber
Principal Scientist
Stantec
290 Conejo Ridge Avenue
Thousand Oaks CA 91361

**REGARDING: PROJECT NO. R2013-02272-(5)
CONDITIONAL USE PERMIT NO. 201400017**

The Regional Planning Commission, by its action of **December 17, 2014** 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 **December 31, 2014**. **Appeals must be delivered in person.**

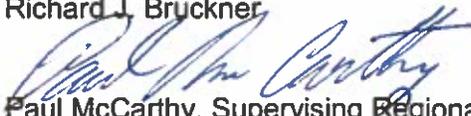
Appeals:

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. 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. 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.

For questions or for additional information, please contact Gretchen Siemers of the Zoning Permits North Section at (213) 974-6443 or by email at gsiemers@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


Paul McCarthy, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement;
PMC:GS

CC 060412

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02272-(5)
CONDITIONAL USE PERMIT NO. 201400017**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400017 ("CUP") on December 17, 2014.
2. The permittee, Plains All American Pipeline, L.P. ("permittee"), requests the CUP to authorize the temporary construction staging areas for crude oil pipeline re-routing ("Project") within the Angeles National Forest ("ANF") on three parcels located in the unincorporated community of Castaic ("Project Site") in the A-2-5 (Heavy Agriculture, Five Acre Minimum Lot Area) Zone and Castaic Area Community Standards District ("CSD"), pursuant to Los Angeles County Code ("County Code") section 22.24.150.
3. The Project is a part of the All American Pipeline system. The All American Pipeline is a common carrier crude oil pipeline system that transports crude oil produced from two outer continental shelf fields offshore California via connecting pipelines to refinery markets. One of the pipelines in the All American Pipeline system is the Line 63 system, of which the subject application is a part. The Line 63 system is an intrastate common carrier crude oil pipeline system that transports crude oil produced in the San Joaquin Valley and California outer continental shelves to refineries and terminal facilities in the Los Angeles Basin and in Bakersfield. The Line 63 system consists of a 144-mile trunk pipeline originating in Kern County and terminating at its West Hynes Station in Long Beach. The trunk pipeline has a capacity of approximately 110,000 barrels per day. The Line 63 system includes five miles of distribution pipelines in the Los Angeles Basin and 148 miles of gathering pipelines in the San Joaquin Valley. It also has approximately one million barrels of storage capacity on this system.
4. During rain storms in the winter of 2004-2005, several landslides occurred in the ANF that damaged, affected, or otherwise threatened the integrity of segments of the Line 63 Pipeline. A legal complaint was filed by the United States Environmental Protection Agency ("EPA") against Line 63's then operator, Pacific Pipeline System, for a crude oil release that flowed into nearby Pyramid Lake in 2005. In 2010, a Consent Decree Order was issued by the EPA that outlined tasks to be completed by the owner prior to oil being placed in this section of Line 63. The Project addresses a requirement of the Consent Decree Order by re-routing a portion of Line 63.
5. The re-route consists of approximately 14,000 feet (2.65 miles) of Line 63. The permittee has concurrently submitted an application for a Special Use Permit to the U.S. Forest Service for Line 63. Approximately 12,000 linear feet of the re-route would be installed through conventional trenching primarily within an existing right-of-way for an adjacent active crude oil pipeline, and 2,000 linear feet would be

installed by horizontal directional drilling (HDD) techniques. The Project does not include oil and gas exploration or production.

6. The majority of the re-route project occurs within areas under the jurisdiction of the U.S. Forest Service, CalTrans, and the California Public Utilities Commission ("CPUC"), which has jurisdiction over privately owned transmission lines located in public rights-of-way. The County's jurisdiction is limited to the three staging area parcels on private inholding lands, which are the subject of this CUP application.
7. The Project is located at 36975 Ridge Route Road and 36059 Golden State Highway within the ANF.
8. The Project Site is composed of three legal lots. The Assessor Parcel Numbers ("APN") 3247-005-031 and 3247-005-033 are adjoining and total 16.86 acres; these parcels comprise the "HDD Laydown Area." APN 3247-008-003 is 64.9 acres, and is referred to herein as the "West Templin Staging Area." The parcels are irregular in shape and mostly undeveloped. The staging areas would be located on flat, pervious land to enable reasonable storage of material and equipment and safe ingress/egress. The area is located in Sierra Pelona Mountains of the ANF, which is characterized by steep canyons and hills with elevation ranging from approximately 2,600 - 3,300 feet above mean sea level. There are no surface waters or hiking trails in or immediately surrounding the Project Site.
9. The Project Site is located in the Castaic Canyon Zoned District and is currently zoned A-2-5.
10. The Project Site is located within the OS-NF (Open Space-National Forest) land use category of the Santa Clarita Valley Area Plan Land Use Policy Map.
11. The Project Site is used as residential property. The HDD Laydown Area is residential property with an accessory dog kennel use; The West Templin Staging Area is residential, with accessory equestrian uses.
12. Surrounding Zoning within a 500-foot radius includes:
 - North: W (Watershed)
 - South: A-2-5
 - East: A-2-5
 - West: W
13. Surrounding land uses within a 500-foot radius include:
 - North: National Forest / Vacant
 - South: National Forest / Vacant
 - East: National Forest / Vacant / Single Family Residence
 - West: National Forest / Vacant

14. In December 2006, the HDD Laydown Area was approved for Zoning Conformance Review ("ZCR"). ZCR 200601244 authorized a dog kennel structure within fewer than 50 feet from the internal driveway. No other zoning permits or zoning enforcement actions were found to be associated with the Project Site.
15. The West Templin Staging Area consists of a 64.9-acre residential parcel, which contains three residential structures and three accessory structures. The portion of the parcel dedicated to the requested use is a 14.5-acre area located at the eastern edge of the parcel. The site plan depicts a previously disturbed area with field trailers that will serve as a base for project personnel. All management, supervision, support, and crews would be based at this site. The site will also provide primary equipment, vehicle, and materials storage.

The HDD Laydown Area will be the storage area for pipe materials. The area within the property that is dedicated to pipe storage is 6.43 acres in size. Approximately 1.29 acres of this area (a 40-foot-wide corridor with the 1,400-foot-long laydown area) would require grading.

16. The West Templin Staging Area is accessible via Templin Highway to the west. The HDD Laydown Area is accessible via Ridge Route and a private driveway.
17. The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") recommends approval of this Project and has no additional conditions. The County Department of Parks and Recreation ("Parks and Recreation") has indicated that the proposed Project will not have impacts to its facilities. The County Department of Public Health ("Public Health") recommends approval of the Project with recommended conditions pertaining to construction and operational noise impacts, conditions that are included in the Project's conditions.
18. The Line 63 re-route project, as a whole, and including the parcels for which the subject permit is requested, is necessary in order to: (1) comply with a 2010 Consent Decree Order issued by the EPA to identify and address threats from geologic movement along the pipeline as well as conduct repairs that consist of relocating, burying, or lowering sections of exposed pipeline; (2) seek and obtain necessary new approvals or renewals of existing necessary permits while maintaining consistency with outlined goals and objectives of the 2005 ANF Land Management Plan; and (3) allow for the continued safe operation of PAALP facilities.
19. The Project includes noise-suppression techniques to be utilized during construction activities and at the staging areas necessary for the completion of the re-route project including: (1) on construction equipment, use noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer; (2) install temporary sound walls or acoustic blankets around stationary noise sources (e.g., generators, pumps) to shield sensitive receptors; and (3) minimize unnecessary construction vehicle idling time by shutting off the engine

if it is not required for immediate or continuous use. (Note: certain equipment, such as large diesel powered vehicles, require extended idling for warm-up and repetitive construction tasks and would, therefore, not be subject to being shut off when not in use).

20. The Project does not involve the temporary or long-term use, storage, discharge, or disposal of hazardous and/or toxic materials. The Project activities associated with the staging areas would involve the use of equipment and vehicles. Gasoline, diesel fuel, oil, hydraulic fluid, lubricants, paints, solvents, adhesives, and cleaning chemicals used in construction activities, equipment, and vehicles, have the potential to be released during construction as a result of accidents and/or leaking vehicles. A Spill Prevention and Contingency Plan will be implemented to avoid and/or minimize an accidental release of hazardous materials to occur. Also, all vehicles and heavy equipment would be maintained in good condition and inspected daily for leaks and loose hydraulic lines. Any chemicals used during construction would be handled in accordance with applicable federal, state and local regulations pertaining to the handling and transport of hazardous materials.
21. One oak tree exists within the location of the HDD Laydown Area that meets the criteria of Section 22.56 of the County Code for "heritage oaks and other important trees." This oak tree is located at the southern-most end of HDD Laydown Area. The Project would not impact this oak tree because construction activities do not occur within the protected zone of this tree. The West Templin Staging Area is surrounded by Coast Live Oak and Canyon Live Oak, outside of the development footprint. Therefore, no impacts to oaks would occur.
22. The Project Site is located along Old Ridge Route, and although this highway is not designated by the County as a Scenic Highway, the Old Ridge Route, within the ANF, is a National Register of Historic Places listed "scenic highway" as of 1997. The Old Ridge Route is currently utilized by permitted vehicles (i.e., trucks). It would be used to obtain vehicle access to the HDD Laydown Area for equipment staging. Use of Old Ridge Route would require obtainment of a special use permit from Forest Service, including agreement to follow Forest Service prescriptive measures. While it is not anticipated that heavy equipment would be driven directly on the Old Ridge Route, on the occasion that it is unavoidable the Old Ridge Route surface would be protected from damage from heavy equipment with a layer of dirt, steel plates, rubber pads, or other Forest Service-approved methods. In addition, per agreement with the Forest Service, pre-project asphalt patching would be completed at specifically identified sections of the Old Ridge Route prior to start of construction. The Old Ridge Route would continue to function at its current capacity. Views from the Old Ridge Route would be relatively unchanged during the construction period.
23. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project is exempt from California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. CEQA case law allows combining of CEQA exemptions applicable

to only parts of a project to determine that the entire project is exempt, if each part is covered by at least one exemption. Staff has determined that the combined effect of two or more exemptions to different parts of the project places the entire project outside the scope of CEQA.

Statutory CEQA Exemption 15284 (Pipelines) applies to project activities consisting of the inspection, maintenance, repair, restoration, reconditioning, relocation, replacement, or removal of an existing hazardous or volatile liquid pipeline or any valve, flange, meter, or other piece of equipment that is directly attached to the pipeline. The project activities must take place within an existing right-of-way and that right-of-way must be restored to its pre-project condition upon completion of the project. The reference to an existing right-of-way is not solely limited to rights-of-way on public lands and also applies to existing rights-of-way on private lands. The HDD Laydown Area, although privately owned, is located within the applicant's existing Line 63 utility easement. Furthermore, the area will be fully restored following construction. Therefore, the two parcels comprising the HDD Laydown area fall within the 15284 exemption.

The West Templin Staging Area is covered by two exemptions: the "general rule" or common sense exemption, as well as Categorical Exemption Class 4, 15304 (Minor Alterations to Land). The general rule exemption applies because it can be seen with certainty that there is no possibility that the activity in this area may have a significant effect on the environment. This is because the area is previously disturbed, no grading is proposed, the activity is a temporary use for approximately 60-90 days for storage of equipment and personnel, and all activities will be conducted outside of the protected zones of any oak trees. As a result, the staging area activity at the West Templin Staging Area can be considered to meet the "general rule" CEQA exemption (California Code of Regulations Title 14, Section 15061(b)(3)).

In addition, Categorical Exemption Class 4 15304 (Minor Alterations to Land) is applicable the West Templin Staging Area. Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to: "Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, mobile homes used as a residence during construction, permits for storage, etc." The proposed staging activities at the West Templin Staging Area would only involve equipment storage and would not require grading or removal of trees or vegetation. As staging at this location would only occur for approximately 60-90 days and is ancillary to the proposed pipeline re-route/replacement, it meets the definition of a minor temporary use of land and will have no permanent effects on the environment. The West Templin Staging Area is not located in a precisely mapped sensitive environment and therefore meets the exceptions criteria specified in California Code of Regulations Title 14, Section 15300.2(a) for use of the Class 4 Categorical Exemption.

As a whole, and including the parcels for which the subject permit is requested, the Line 63 re-route project was analyzed for environmental impacts through the Forest Service's National Environmental Policy Act ("NEPA") procedures. The Forest Service has issued a public draft Environmental Assessment and a Finding of No Significant Impact ("FONSI"), which is currently under public review. The FONSI is the federal equivalent of a Negative Declaration under CEQA.

24. 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.
25. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received one phone call with questions about the Project. Staff answered questions about the project to the caller's satisfaction. No other correspondence was received from the public regarding the Project.
26. A duly noticed public hearing was held on December 17, 2014 before the Commission. Commissioners Louie, Shell, Pedersen, Modugno were present. Commissioner Valadez was absent. The applicant's representative, Ngiabi Gicuhi, presented testimony in favor of the request. There being no further testimony, the Commission closed the public hearing and approved the request.
27. The Commission finds that the Project is consistent with the goals and policies of the General Plan, as well as the Santa Clarita Valley Area Plan. The Project is located in an area designated OS-NF (Open Space-National Forest) on the land use policy map of the Santa Clarita Valley Area Plan. This designation is appropriate for uses such as low density residential, resource-dependent, and recreational uses. As a temporary construction staging area for an oil pipeline re-routing, the Project is compatible with the land use designation. The Commission further finds that the Project will be temporary, and is appropriately conditioned to limit impacts to surrounding areas. The Project Site will be fully restored to pre-Project conditions following completion of the pipeline construction, a period not to exceed one year.

The Los Angeles County General Plan contains specific policies that are aligned with the Project. For example, General Conditions for Development—Site Design, addresses the "suitability of the location, type, separation, height and schematic design of buildings and landscaping in relation to the site and surrounding area, particularly the appearance of proposed development as viewed from existing developed areas and scenic highways, will be considered in reviewing all development proposals. Site planning, grading, landscaping, and construction techniques which preserve, protect and enhance the visual character of hillside land forms are encouraged." This policy is applicable to the Project because the temporary staging areas will be restored to their pre-Project conditions, following construction. The Project is designed to limit grading and preserve natural features, including oaks.

The Santa Clarita Valley Area Plan also contains policies that support the Project. Policy No. 208, Geologic Hazards, states, "Improve programs and practices for dealing with erosion, settlement, and other soil-related hazards." This policy is applicable to the Project because the impetus for the pipeline re-route is the 2010 Consent Decree that was the result of 2004-2005 mudslides and related geologic events. The Project aims to ensure the safety of the residents living near the pipeline right of way, as well as protect the environment from potential accidents.

28. The Commission finds that the Project is consistent with Title 22. The Project Site is zoned A-2-5. This designation is intended for agricultural, and low density residential uses. A-2-5 also allows for recreational uses and utilities. Subject to a CUP, the zone allows for "the storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year." As a pipeline re-route, the Project is consistent with the uses requiring a CUP in the A-2-5 Zone. The Commission further finds that the Project is in compliance with the development standards in the A-2-5 Zone. The Castaic Area CSD has no specifically applicable provisions to this use type.
29. The Commission finds that the Project is compatible with the surrounding area and land uses. The Project Site is within the ANF on private inholding properties. The temporary staging areas for pipeline construction will not negatively impact the surrounding residential uses, as the Project activities will only occur during daylight hours, not to exceed 7:00 A.M to 7:00 P.M. Furthermore, the Project Site includes dedicated parking for the employees of the Project.
30. The Commission finds that the Project is located in an area with sensitive receptors, as there are residences in the vicinity. Therefore, the Commission finds that construction activities shall be conditioned to limit the noise associated with the project to established noise standards of 75 dBA daytime threshold pursuant to the County Noise Control Ordinance.
31. The Commission finds that although the Project will not utilize dangerous chemicals, common construction-related materials as described in Finding No. 20 above will be present during the temporary duration of the permit, which is anticipated to be 60-90 days, but will not exceed one (1) year. Therefore, the Commission finds that it is necessary to condition the Project to require the submittal of a Spill Prevention and Contingency Plan prior to the use of the CUP.
32. The Commission finds that the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare. The Project is being implemented to provide greater protection from geohazards. The Project is within a primarily undeveloped area, and is sufficiently buffered from neighboring residential uses via topography and foliage. The Project is designed to produce minimal impacts regarding noise, greenhouse gas, odors, traffic, and

hazardous materials within the Project Site and surrounding areas. Furthermore, the hours of operation for the Project Site will be limited to ensure compatibility with nearby uses. The proposed hours of operation are 7:00 A.M to 7:00 P.M.

The Project would not negatively impact surrounding property values, considering the Project does not have growth-inducing implications, as it is a realignment of existing pipeline, nor will the Project promote additional development or a change in the density of surrounding areas. The proposed staging areas would be utilized for the estimated 60-90-day construction period. No substantial noise, smoke, or odor impacts would be generated and no additional parking would be required for the proposed staging areas. The proposed uses at these staging areas would not significantly change the topography or geology of the parcels and would not impact the topography or geology of the surrounding areas, because the Project includes the restoration of the Project Site to pre-project conditions.

The Project will not jeopardize, endanger or otherwise constitute a nuisance to the public health, safety and general welfare of the surrounding area, including those adjacent parcels of the County and the ANF. Use and operation of the construction staging areas over the course of 60-90 days would enable organization of construction staging activity to occur from designated locations in an organized fashion rather than in an unplanned manner that might otherwise result in a hazard to the public. The staging areas are located in remote locations away from major development and would be compliant with permit requirements. The staging areas are necessary for the completion of the Project, and would help fulfill the conformance requirements of the 2008 Consent Decree, and would support the continued operation of the permittee's existing facilities.

33. The Commission finds that the Project 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. The Project complies with all the development standards applicable to the underlying zoning. Furthermore, the temporary use will not have long term impacts on the area's infrastructure, as the Project Site will be fully restored to pre-Project conditions following the term limit. The Project Site will be secure, well-lit, and fenced adequately so as not to attract a criminal element to the area. The Project will comply with Rural Outdoor Lighting Standards.
34. 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 such use would generate, and is adequately served by other public or private service facilities as are required. The road and traffic impacts were analyzed by Public Works, which concurred that the existing facilities are adequate for traffic purposes. Furthermore, the Line 63 project as a whole, and including the parcels for which the subject permit is requested, was analyzed for traffic impacts by CalTrans through the NEPA process, and the Project was found to have no significant impacts on traffic or parking.

Use of the staging areas would have a minimal impact to the existing traffic, parking, and pedestrian environment. West Templin Staging Area is located immediately west and adjacent to Interstate 5 ("I-5") from the Templin Highway off-ramp. The HDD Laydown Area is accessed from Old Ridge Route, by way of Templin Highway. Equipment and vehicles would access the staging area via Templin Highway by way of I-5, which has eight travel lanes and serves as a vital link for commuter traffic between Santa Clarita Valley communities and the Los Angeles Basin. Templin Highway contains two travel lanes (each lane per direction) and experiences infrequent operation and/or low vehicular usage.

The Old Ridge Route is a historic two-lane highway that was once the primary access route between Los Angeles and Kern Counties. It has limited access and is closed for public vehicular use; access is only allowed by permission from the Forest Service. The section of the Old Ridge Route that would be used to access the Project Site is currently a utility access corridor utilized by other utility operators (i.e., fiber optic cables, natural gas pipelines, crude oil pipelines, and electric transmission lines). It is currently closed to the public. Equipment and personal vehicles would access the Old Ridge Route at Templin Highway. Although there would be a temporary increase in the existing traffic and vehicle trips over the course of the estimated 60-90-day construction period, the impacts would not be sufficient to affect the surrounding areas. Therefore, due to the existing limited use of the Old Ridge Route and the temporary nature of the Project, the existing roads and thoroughfares are adequate to provide for access to the Project Site.

The Project would have no impact on public or private service facilities. The staging areas are necessary to complete the Line 63 re-route, and are temporary uses. No public water, sewer, solid waste, or public institution facilities would be utilized. The permittee would provide portable sanitation services (i.e., port-a-potties, hand sanitation, trash pick-up) by way of privately contracted services, and use of services would be low impact given short duration of construction and relatively small construction crew. In addition, given the temporary duration of construction, use of County public safety services is not anticipated. The Forest Service provides first response police and fire protection services within National Forest lands. Additionally, no impacts to libraries, schools, or parks and recreation would occur during construction or operation of the duration of the Project.

35. The Commission finds that the Project is likely to last for a duration of 60-90 days; however, due to restriction on construction due to weather, fire danger, and construction delays, it is necessary to limit the CUP to a period of one year (12 months). This is consistent with requirements set forth in Title 22 for similar uses.
36. 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 libraries located in the vicinity of Castaic community. On November 12, 2014, a total of 21 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 20

notices to those on the courtesy mailing list for the Castaic Area Zoned District and to any additional interested parties.

37. 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. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. 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.
- D. 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to California Code of Regulations Title 14, Sections 15061(b)(3), 15284, 15304.
- 2. Approves Conditional Use Permit No. 201400017, subject to the attached conditions.

ACTION DATE: December 17, 2014

PMC:GS
12/4/2014

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2013-02272-(5)
CONDITIONAL USE PERMIT NO. 201400017**

PROJECT DESCRIPTION

The project is a Conditional Use Permit ("CUP") for the temporary construction staging areas for an oil pipeline reroute project in the Angeles National Forest ("ANF"). The Project Site is composed of three legal lots on privately owned inholding parcels. The Project is 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 until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, 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. 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 terminate on December 17, 2015.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the 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 **\$600.00**. 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 **three (3)** inspections. One inspection shall occur at the beginning of

the construction period, one inspection shall occur during the construction period, and one inspection shall occur following the construction period. Inspections shall be unannounced.

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.

11. 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.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. 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").
15. 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.
16. 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 notification 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.

17. 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, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **March 17, 2017**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall **four (4) 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

19. This grant shall authorize the temporary construction staging areas for crude oil pipeline construction.
20. The permittee shall be required to notify Regional Planning thirty (30) days in advance of construction commencing.
21. The permittee shall be required to submit a Spill Prevention and Contingency Plan to Regional Planning before construction commences.
22. The permittee shall be required to return the Project Site to pre-project conditions following the completion of the term limit.
23. The permittee shall limit construction noise to the established noise standards of 75 dBA daytime threshold pursuant to the County Noise Control Ordinance. Project activities shall occur only between the hours of 7:00 A.M. to 7:00 P.M.
24. The permittee shall maintain the Project Site in a secure, well-lit manner, and adequately fence the area so as not to attract a criminal element. The Project shall comply with Rural Outdoor Lighting Standards.
25. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated July 28, 2014.

Attachments:

Public Works Department letter dated July 28, 2014



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

990 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

July 28, 2014

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Paul McCarthy
Zoning Permits North Section
Department of Regional Planning

Attention Gretchen Siemers

FROM: Steve Burger *Steve Burger*
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201400017
PROJECT NO. R2013-02272
PLAINS ALL AMERICAN PIPELINE, L.P. REROUTE
ASSESSOR'S MAP BOOK NO. 3249, PAGE 16, PARCEL NOS. 306, 307, and 308
ASSESSOR'S MAP BOOK NO. 3247, PAGE 5, PARCEL NO. 304
ASSESSOR'S MAP BOOK NO. 3247, PAGE 1, PARCEL NO. 303
UNINCORPORATED AREA OF NORTH LOS ANGELES COUNTY

We reviewed the site plan for the proposed project located approximately 1 mile east of Interstate 5 and 1.5 miles north of Castaic in the unincorporated area of North Los Angeles County, within the Angeles National Forest that is owned and maintained by the United States Department of Agriculture Forest Service (USDAFS). The project is to reroute 14,000 feet of a 14-inch-diameter crude oil transmission pipeline, referred to as Line 63. Approximately 12,000 feet of the reroute will be installed through conventional trenching and 2,000 would be installed by horizontal directional drilling techniques. The proposed staging areas for construction equipment and materials would be located on properties owned by the USDAFS, Caltrans, and private in-holding parties. Our review was limited to the portions of the projects within privately held parcels and the crossing on the roads that Road Maintenance Division has responsibility to maintain on behalf of the USDAFS.

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

Upon approval of the CUP, we recommend the following conditions:

1. Road

- 1.1 Repair any improvements damaged during construction to the satisfaction of Public Works. The owner, operator, or permittee of the facilities will be responsible for any impacts or damages caused by truck loading.
- 1.2 Public Works' Road Maintenance Division maintains Old Ridge Route Road on behalf of the USDAFS and any underground utilities would need to obtain applicable permits from the underline owner. Public Works reserves the right to review all the permits from a maintenance perspective prior to their issuance.

2. Grading

- 2.1 Provide an agreement from the owners of APN 3247-005-033 and 3248-005-031 to allow access and grading within privately owned parcels for the horizontal directional drilling laydown area prior to obtaining grading permits.
- 2.2 Submit grading plans for approval to the satisfaction of Public Works. This will only be applicable to the grading done at the staging areas and within private parcels. The grading permit for the rest of the project will be obtained from USDAFS.
- 2.3 Provide soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division, as applicable.
- 2.4 Provide permits and/or letters of non-jurisdiction from all State and Federal agencies, as applicable. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Wildlife; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; the Army Corps of Engineers; and USDAFS.

For questions regarding the conditions of the project or if you require additional information, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

TM:tb