



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 31, 2016

Fountainhead Shrugged, LLC
Attention: Vasanthi Okuma
1401 Quail Street, Suite 100
Newport Beach, CA 92660

**REGARDING: PROJECT NO. R2015-02901-(5)
CONDITIONAL USE PERMIT NO. 201500130
Southwest Corner of Copper Hill Drive and Rio Norte Drive, (APN- 2810-110-015, 016, 017, 004, 005, 006)**

The Regional Planning Commission, by its action of **August 31, 2016**, 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 **September 14, 2016. 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 Diane Aranda of the Special Projects Section at (213) 974-1522, or by email at daranda@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
Special Projects Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Notice of Determination, Zoning Enforcement, DPW, Fire, Public Health

SD:DA

CC.060412

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02901-(5)
CONDITIONAL USE PERMIT NO. 201500130**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on August 31, 2016 in the matter of Project No. R2015-02901-(5), consisting of Conditional Use Permit No. 201500130 (CUP). The CUP will also ensure compliance with the Development Program that was previously approved as part of Project No. 98-008 ("West Creek").
2. The permittee, Fountainhead LLC ("Permittee"), requests a CUP to authorize the development and operation of a 120-bed residential care (ages 55+) facility for seniors ("Facility") and commercial retail center with four buildings that consist of restaurants, retail store and a gas station with a convenience store ("Project").
3. The CUP will also ensure compliance with the Development Program that was previously approved as part of the West Creek development project on a property located to the southwest of Copperhill Drive and Rio Norte Drive (APN(s) 2810-110-015, 016, 017, 004, 005 and 006) in the unincorporated community of Santa Clarita ("Project Site").
4. The Project Site is located within the City of Santa Clarita's "sphere of influence", and there is a pending annexation application that is scheduled for public hearing with the Local Agency Formation Commission (LAFCO).
5. The CUP is a request for the construction and operation of a 120-bed senior (ages 55+) residential care facility and commercial retail center with four buildings that consist of two drive-thru restaurants, retail store and a gas station with a convenience store within the Neighborhood Business-Development Program (C-2-DP) Zone pursuant to County Code Sections 22.28.160 and 22.40.070. The CUP will also ensure compliance with the Development Program that was previously approved as part of West Creek, pursuant to section(s) 22.20.460 (A), 22.20.100 (A) and 22.40.430 of the Los Angeles County Code.
6. The Project Site is 8.62 acres in size and consists of six lots ("Project Site"). The site is currently undeveloped, although there has been light grading and disturbance on the property.
7. The Project Site is located in the Newhall Zoned District and is currently zoned C-2-DP.
8. The Project Site is located within the General Commercial (CG) land use category of the adopted Santa Clarita Valley Area Plan (Area Plan).
9. Surrounding Zoning within a 500-foot radius includes:

North: Residential Planned Development (RPD-27U)
South: Residential Planned Development (RPD-27U)
East: Open Space (O-S) and Residential Planned Development (RPD-5,000-10U)
West: Neighborhood Business-Development Program (C-2-DP) and Residential Planned Development (RPD-5,000-12U)

10. Surrounding properties within 500-feet are developed as follows:

North: Multiple-family and single-family residence
South: Rio Norte Junior High and park/trails
East: Multiple-family, park and retail store
West: Park/trails, multiple and single-family residential

11. The project site was part of West Creek and consists of the following entitlement approvals (Collectively known as "Project No. 98-008"):

- Vesting Tentative Tract Map 52455 approved by the Board of Supervisors (Board) on December 19, 2000 which consists of the creation of 1,527 lots, consisting of 1,262 residential lots (for development of a maximum of 2,525 dwelling units); 11 commercial lots; 3 lots for recreation areas; 32 lots for paseos, trails and a bridge crossings; 110 open space lots; and 103 lots containing water tanks, storm water drainage facilities and private drives, on approximately 966.6 acres.
- Conditional Use Permit No. 98-008-(5), General Plan Amendment No. 98-008-(5) and Zone Change No. 98-008-(5) approved by the Regional Planning Commission and adopted by the BOS on May 24, 2000 and December 19, 2000, respectively, to authorize development of 966.6-acre project site which includes a maximum of 2,545 dwelling units, 180,000 square-feet of commercial retail space, an elementary school and along with appurtenant developments within the hillside management area, and Significant Ecological Area 19 ("SEA 19").
- Parking Permit No. 98-008-(5) approved by the Regional Planning Commission on May 24, 2000 to allow off-site reciprocal parking on the Metropolitan Water District property that is adjacent to a 9-acre commercial site.
- Oak Tree Permit No. 98-008-(5) approved by the Regional Planning Commission on May 24, 2000 for the removal of 13 oak trees and the encroachment within the protected zone of three trees.
- On June 5, 2000 an appeal of the decision on Project No. 98-008 by the Regional Planning Commission was filed.
- On December 19, 2000, the Board adopted CEQA Findings and a Statement of Overriding Consideration, the Mitigation Monitoring Plan for Project 98-008.

- On January 30, 2001, a petition of writ of mandate was filed, challenging the Board' certification of the EIR and adoption of Project Approvals for West Creek.
 - In June 2003, after a remand hearing, the trial court issued a new judgment. The trial court set forth that the project approvals were suspended pending the County's preparation and certification of the revised environmental documentation for the West Creek.
 - On July 26, 2005, the Board conducted a public hearing on the West Creek EIR, as revised by the Final Additional Analysis and Supplement, and the Project approvals and approved the Project No. 98-008.
 - Project No. 98-008 designated the Project Site as Commercial Development Area (CH-15) which is a community serving commercial area that allows uses such as a grocery store, drug store, restaurants, service station, and other retail and neighborhood serving uses.
12. The site plan depicts four buildings labeled A-E situated on six parcels (A-F). A two-story 85,000 square-foot senior residential care facility (building D) is located on the southwestern portion of the property with 80 parking spaces located to the north and east of the facility. Sample unit plans, and the floor plans for the common areas are also included.
- There are two proposed restaurants with drive thru (buildings A-1,800 square-feet & B- 2,995 square-feet) located on the northwestern portion of the project site on parcels A and B. Parking for both restaurants is provided on each respective parcel with a total of 62 parking spaces. A gas station and 4,968 square-foot convenience store is situated on the northern portion of the property (Parcel C) with 23 parking spaces. Finally, a 12,500 square-foot retail store (Building E) is located on the southern portion of the project site (Parcel E) with 78 parking spaces. In addition, there are 28 proposed bicycle parking spaces to be provided throughout the project site. Access to the Project Site is from four driveways along Copper Hill Drive, Rio Norte Drive and Vista Del Rio unto an on-site driveway system.
13. The Project Site is accessible via two driveways from Copper Hill Drive, one driveway on Norte Drive and Vista Del Rio. Copper Hill Drive is a fully improved designated Major County Highway with a 100-foot right-of -way, and is bordered by two residential collector streets (Rio Norte Drive and Vista Del Rio Drive). Major Highways are highly traveled and offer an opportunity for multi-modal of transportation.
14. The residential care facility proposes to operate under the State of California Residential Care for the Elderly license and will be age restricted to 55 and above.
15. Adult residential care facilities with over six (6) residents and provide support services that are licensed with the State are considered a commercial/institutional use.

16. The Project was cleared for public hearing with conditions for the County of Los Angeles Fire Department, Department of Public Works and Public Health dated July 21, 2016, July 22, 2016 and July 28, 2016.
17. An Addendum to the certified Environmental Impact Report (EIR) for the original VTTM 52455/ Project 98-008 was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines to account for the proposed residential care facility for seniors (ages 55+). The Addendum concluded that the request to establish a senior's residential care facility use would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplement environmental analysis was not required.
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. Staff has received twenty-two (22) emails and three phone calls from members of the community. Thirteen of the comments are concerns that the proposed gas station will generate more traffic, noise and gasoline related pollutants, one did not want the residential care facility and one was opposed to the entire project. A comment requests an additional right-hand turn lane for northbound traffic on Copperhill Canyon Road to reduce traffic accidents, and two comments are in favor of the project.
20. A duly noticed public hearing was held on August 3, 2016 before the Commission. Commissioners Louie, Modugno and Pedersen were present. Staff stated that the Department of Public Works forwarded the pending clearance letter on August 2, 2016 and requested a continuance to August 17, 2016 to allow staff sufficient time to prepare the necessary findings and conditions. The applicant was present and requested the hearing date be continued to August 31, 2016 to coincide with her schedule. The Commission granted the applicant's request and continued the public hearing to August 31, 2016.
21. A duly noticed public hearing was held on August 31, 2016 before the Commission. Smith, Louie, Shell, Pedersen and Modugno were present. Staff gave a brief presentation and stated that the Department recommended approval of the project. The applicant's agent, Margaret Taylor, made a presentation about the project, including renderings from street level, and addressed concerns from the public regarding the gas station, and an increase in traffic. She also requested modifications to condition number 19 and 21.

The project's traffic engineer, Chris Pylant, discussed that the residential care facility would reduce the traffic count as compared to the original approval for the large scale retail development. He also stated that a traffic count was conducted at the intersections of Rio Norte Drive and Vista Del Rio Drive that resulted in an acceptable Level of Service. A representative of Oakmont Senior Living Facility,

Wayne Sant, presented the building/floor plan and operations of Oakmont Senior Living Facility in Santa Clarita.

Commissioner Shell inquired on whether the applicant had met with the School District to discuss the project. The applicant stated that they did meet with the School District and the School District was in favor of the senior residential care facility but did not want to comment on the rest of the project.

In addition, Commissioner Modugno stated how the proposed modification of the originally approved "big box" retail use to a residential care facility improves the area. There being no further testimony, the Commission closed the public hearing, approved revisions to the conditions of approval and the addendum to the Final Environmental Impact Report.

22. The Commission finds that the Project is consistent with the provisions and regulations of the C-2-DP Zone, including the necessity for commercial uses, access and parking, building coverage and height, design, and development features. The residential care facility will provide essential services, housing and care for senior citizens, including patients with mobility issues and memory care. The facility and the commercial retail center will be in a well-designed building with landscaping with architecture features that are compatible with the mass and scale of the surrounding residential and commercial areas.
23. The Commission finds the Project is consistent with the provisions and regulations of the Development Program that was approved as part of West Creek. The project complies with the allowed neighborhood serving uses such as restaurants, retail stores and service station, exterior lighting, maximum allowable building coverage and landscaping, screening along Copper Hill Drive, loading areas and utilities and architectural elevations. The project's allowable building coverage is to not exceed 28 percent of the total development site, and the project proposes 107,063 square-feet and 28 percent of building coverage. The project also complies with the height limit of 35-feet. In addition, the lighting plan complies with exterior lighting requirements under this Development Program.
24. The Commission finds that the Project is in compliance with the parking requirements set forth in the County Code. Section 22.52.1120.D of the County Code requires one parking space for each staff member on the largest shift, and one parking space for each vehicle used directly for the facility. The largest shift is expected to have 25 employees, and the facility will have 10 vans/cars for the daily use of the operations. Therefore, 35 parking spaces are required and 80 parking spaces are provided exclusively for the adult residential care facility. The additional 45 parking spaces are provided for guests, and the residents that will have their own vehicles at the facility for personal use.
25. The Commission finds that the commercial retail center is in compliance with the parking requirements set forth in the County Code. Section 22.52.1110 of the County Code requires the parking ratios for a restaurant is (1) space per each three

(3) occupants of restaurant space. The occupant load for the two (2) drive-thru restaurants is a total of 186 with a total of 62 spaces required. The project will be providing 62 spaces for the restaurants. The retail commercial space is one (1) space per each two-hundred fifty (250) square feet of retail commercial space. The retail store is proposed to be 12,500 square-feet and is required to provide 50 parking spaces. The project is providing 78 parking spaces for the retail store. The convenience store is 4,968 square-feet with 20 spaces required and the project is proposing 23 parking spaces.

26. The Commission finds that the Project is consistent with the goals and policies of the Santa Clarita Area Plan and is consistent with the types of uses that are located in the surrounding area.

27. The Commission finds that the Project is supported by the following Policies from the Santa Clarita Area Plan:

- *Urban Form-Policy LU-1.1.3: Discourage urban sprawl into the rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use. The West Creek project (98-008) previously approved the project site for commercial development that may consist of grocery stores, service station, drug store and other neighborhood serving uses.*
- *Healthy Neighborhoods-Policy LU-3.1.6: Promote development of housing suitable to residents with special needs, including but not limited to senior citizens and persons with disabilities. The 110-unit senior (ages 55+) residential care facility proposes to provide important services and housing to the local aging population that needs 24-hour support and care. A wide range of services will be provided for the elderly including medication management, transportation services, food preparation and home maintenance, and hygiene to more advanced care such as memory care program, mobility and healthcare.*
- *Economic Vitality-Policy LU-4.1.2: Promote creation of village commercial centers throughout the Santa Clarita Valley to meet the local and convenience needs of the residential community. The West Creek Project 98-008 approved the subject site for neighborhood serving commercial uses. The proposed commercial uses that consist of restaurants, retail and a gas station with convenience store are uses that would meet the local and convenience needs of the surrounding residential community. State licensed assisted living facilities are considered a commercial/institutional use. The proposed senior assisted living facility will provide support and assistance to the local aging population within the Santa Clarita Valley and opportunity for local residents to relocate elderly relatives to a closer proximity.*
- *Mobility-Policy LU-5.2.2: Provide for location of neighborhood commercial uses in proximity to the neighborhoods they serve, to encourage cycling and walking to local stores. The project proposes neighborhood businesses that*

would serve the adjacent residential community and the staff and students of Rio Norte Junior High. The project site is approximately 200-feet from the closest residential properties and will have pedestrian walkways that will connect to the existing sidewalks to encourage walking. The site is also located adjacent to an existing open space area with a paseo for bike and pedestrian traffic. In addition, there are 28 bicycle parking areas proposed for the site.

- Environmental Justice-Policy LU-8.1.10: *Coordinate with agencies that provide services to seniors and the elderly to expand senior facilities, which may include a new senior center.* The project is for a new 110-unit (120 bed) senior (55+) assisted living facility and commercial retail center. The assisted living facility will provide housing and important support services for the elderly.

28. The Commission finds the commercial retail center provides neighborhood-serving uses in a common area and encourages community interaction among the adjacent residential area.

29. The Commission finds the age-restricted residential care facility will provide essential housing and support services for seniors (ages 55+) in an area that has high demand for such a use.

30. The Commission finds that the Project is consistent with the surrounding area in the unincorporated community of Santa Clarita. The exterior appearance of the senior residential care facility and commercial retail center is consistent with the appearance of the surrounding neighborhood and in keeping with the character of the area.

31. The Commission finds that the Project is consistent with the surrounding area in the unincorporated community of Santa Clarita. The project will provide a neighborhood serving uses that will be used by residents living in the surrounding area.

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 sufficiently buffered from the residential properties to the north and east and from Rio Norte Junior High to the south by providing landscaping throughout the periphery of the site. The Project's exterior architectural design, height and character will resemble the existing adjacent residential and commercial buildings. There is an open space lot used as a pedestrian/bike path that buffers the residential properties to the west and Parcel F will remain undeveloped at the northeast corner of Copperhill Drive and Rio Norte Drive which will be a buffer for the residential to the southeast. In addition, each building on the project site has setbacks of at least 20-feet from the property line. The Project Site is currently

undeveloped and has been previously disturbed and graded, but has been vacant for over a decade. The Project will provide neighborhood-serving uses for the surrounding residential community and provide a common area where families can gather. The senior residential care facility will provide valuable services in a well-designed environment that is appropriately located for this scale of commercial activity.

33. The Commission finds that the Project 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 subject property is zoned C-2-DP and is consistent with all the requirements and development standards for the zone, including the standards that were established as part of the approved Development Program for Project No. 98-008. The project proposes a well-designed residential care facility and commercial uses with landscaped grounds to act as screening from the surrounding residential community.
34. The Commission finds that the Project 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 Project is located in a developed area that has a mix of residential, institutional and commercial uses with existing utility infrastructure. Copper Hill Drive is a six-lane major highway that connects to the Golden State Freeway (5 FWY) via Rye Canyon Road. The retail stores, restaurants and service station were uses that were analyzed as part of the original Environmental Impact Report (EIR) that was adopted by the Board of Supervisors as part of West Creek and demonstrated that there were no expected significant impacts to the County's service system. The senior residential care facility was not previously analyzed as part of the master EIR which prompted an addendum that demonstrated there were no expected significant impacts. A sewer study and hydrology report were also completed and reviewed by the Department of Public Works that determined there were no expected significant impacts from the Project on the County's sewer or waste management services. In addition, a traffic study demonstrated that the Project is not expected to significantly increase the Level of Service impacts already analyzed as part of the Traffic Impact Analysis for the West Creek.
35. The Commission finds that access to the Project site is from two driveways on Copper Hill Drive, a fully improved major highway, which is sufficiently designed to accommodate the type and quantity of pedestrian, bicycle, and vehicle traffic that would be generated by the Project. Also, to ensure sufficient vehicle circulation throughout the project site, there is access from a driveway along Rio Norte Drive and Vista Del Rio Drive.
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 the Santa Clarita community. On July 1, 2016 a total of 481 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 23 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties.

37. The Commission finds that the Addendum, dated June 2016, to the certified Environmental Impact Report (EIR) for Project No. 98-008 was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines to account for the proposed senior residential care facility and the commercial retail uses located on six contiguous lots (APN 2810-110-015, 016, 017, 004, 005, and 006). The Addendum concluded that the request to establish a residential care facility within the new commercial center would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplement environmental analysis was not required.
38. 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 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 Special Projects Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted Area 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 Addendum to the certified Environmental Impact Report (EIR) for the Project No. 98-008 was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines to account for the proposed senior residential care facility and commercial retail, restaurants and service station uses located on six contiguous lots (APN(s) 2810-110-015,016 017, 004, 005, and 006). The Addendum concluded that the request to establish a senior residential care facility and commercial retail, restaurants and service station uses would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR, and therefore concluded that supplement environmental analysis was not required.
2. Approves Conditional Use Permit 201500130, subject to the attached conditions.

ACTION DATE: August 31, 2016

SD:DA
August 16, 2016

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R 2015-02901-(5)
CONDITIONAL USE PERMIT NO. 201500130**

PROJECT DESCRIPTION

The project is a request for a Conditional Use Permit (CUP) to authorize the construction and operation of a 110-unit (120-bed maximum) senior residential care facility (Facility) and a commercial retail center located in the Neighborhood Business-Development Program (C-2-DP) Zone within the unincorporated community of Santa Clarita and to ensure compliance with the Development Program that was approved as part of the Project No. 98-008 (West Creek), 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 No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 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 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.
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 **\$1,000.00**. 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 **ten (10) biennial (one every other year)** inspections. 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.

10. Within five (5) working days from the date the project is approved by the Planning Commission, the permittee shall file and post the Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code at the County Registrar-Recorder/County Clerk (Recorder).
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 the County Fire 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 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, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **November 30, 2016**.
18. 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.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT

19. The senior assisted living facility shall be for the elderly per State law.
20. The senior assisted living facility shall have a maximum of 120 beds.
21. Prior to the issuance of a final certificate of occupancy for the residential care facility, the permittee shall obtain all necessary operational licenses from the State of California and provides a copy of such licenses to the Director of Regional Planning.
22. The owner and/or operator of the senior assisted living facility shall be responsible for ensuring all necessary operational licenses from the State of California are secured and maintained for the facility at all times. Copies of the licenses shall be provided to the Director of Regional Planning upon request.
23. Should the age restricted 120-bed residential care facility change or alter substantially resulting in a different use, the permittee shall apply for any necessary permit(s) for the new use.
24. The two drive-thru restaurants on the subject property shall have separate windows for different functions and temporary parking for orders not immediately ready for pick-up.
25. Employers of the commercial uses shall provide commuter information areas that contain displays providing information on Metrolink and bus routes and schedules, and the name and number for various commercial shuttle services.

PROJECT SITE SPECIFIC CONDITIONS

26. This grant shall authorize the construction and operation of a 120-bed senior assisted living facility and a commercial retail center (107,100 sf maximum) located

in the Neighborhood Business-Development Program (C-2-DP) Zone within the unincorporated community of Santa Clarita and to ensure compliance with the Development Program that was approved as part of West Creek.

27. The permittee shall provide 80 parking spaces exclusively for the residential care facility. The required 80 parking spaces shall provide one parking space for each staff member on the largest shift, one parking space for each vehicle used directly for the facility and fourteen (14) parking spaces for guests and the remainder shall be used for storing of the residents personal vehicles.
28. The commercial retail development consists of four buildings ranging from 1,800 to 12,500 square feet. The commercial uses are two-drive thru restaurants, a retail store, and a gas station and convenience store. Pursuant to Section 22.52.1110 and the approved Development Program, the parking ratios for a restaurant is (1) space per each three (3) occupants of restaurant space. The occupant load for the two (2) drive-thru restaurants is a total of 186 with a total of 62 spaces required. The project will be providing 62 spaces for the restaurants.
29. The retail commercial space is one (1) space per each two-hundred fifty (250) square feet of retail commercial space. The retail store is proposed to be 12,500 square-feet and is required to provide 50 parking spaces. The project is providing 78 parking spaces for the retail store. The convenience store is 4,968 square-feet with 20 spaces required and the project is proposing 23 parking spaces.
30. If the permittee changes the operation of the restaurant and retail stores so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit 'A' within 90 days of such occurrence.

If the restaurant and retail use substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

31. The permittee shall provide bicycle parking as required by the County Code, calculated at a parking ratio of one space per 5,000 square feet of gross floor area for short-term bicycle parking, and one space per each 12,000 square feet of gross floor area for long-term bicycle parking. The commercial uses would require not less than 19 short-term spaces and 8 long-term spaces be provided based on the applicable ratio.

If the permittee alters the property with an addition of more than 15,000 square feet of floor area so as to require bicycle parking beyond the minimum requirement, the permittee shall submit an application for a parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

32. All buildings shall not exceed a height of 35-feet.
33. The maximum building coverage shall not exceed 107,100-square feet, representing 28 percent of the total site area.
34. Any modification to building area square footage and associated changes to any of the plans marked Exhibit 'A' shall be approved by the Director of Planning, if the building coverage does not exceed 107,100-square feet (28% of the total site area) and the senior residential care facility does not exceed 120 bed maximum.
35. Lighting shall be provided as illustrated on the lighting plan, and shall be required to be shielded to prevent glare, or direct off-site illumination from the residential and open space areas.
36. Buildings situated along Vista Del Rio Drive shall provide screening with landscaping materials as shown on the approved landscape plans.
37. The permittee shall comply with all conditions set forth in the attached County Public Works, Fire, and Public Health, Department letters dated July 22, 2016, July 21, 2016 and August 24, 2016.
38. If the property is annexed to the City of Santa Clarita, references to County staff, department(s) or regulations shall instead refer to the comparable City staff, department(s) or regulations.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

39. Prior to the issuance of a building permit, the permittee shall record a final map for the project site (TR52455-15) with the Department of Public Works to remove the "building restriction" language and to supersede the previously recorded final map pertaining to this subject property.

Attachments:

Fire Department Letter dated July 21, 2016
Public Health Department dated August 24, 2016
Department of Public Works dated July 28, 2016



GAIL FARBER, 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 LD-1

August 24, 2016

TO: Samuel Dea
Zoning Permits Special Projects
Department of Regional Planning

Attention Diane Aranda

FROM: Art Vander Vis 
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201500130
PROJECT NO. R2015-02901
SOUTHWEST CORNER OF COPPER HILL DRIVE AND RIO NORTE DRIVE
ASSESSOR'S MAP BOOK NO. 2810, PAGE 110, PARCEL NOS. 4, 5, 6, 15, 16, AND 17
UNINCORPORATED COUNTY AREA OF VALENCIA**

Thank you for the opportunity to review the site plan and zoning permit application for the project located at the southwest corner of Copper Hill Drive and Rio Norte Drive in the unincorporated County area of Valencia. The proposed project consists of two restaurants with drive-through facilities, a commercial building, a convenience store with fuel pumps, and an assisted-living facility for 120 residential units. The assisted-living facility will require the approval of a Conditional Use Permit while the other components of the project are allowed by right.

This memo supersedes Public Works' memo dated July 27, 2016 (attached). Public Works has eliminated recommended road conditions 1.5 and 1.6 that required the installation of street trees and the construction of sidewalk on Vista Del Rio. These improvements have been recently constructed and installed.

- 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; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

1. Road

- 1.1 Record Tract No. 52455-15 for the removal of the building restriction prior to obtaining any permits from Public Works.
- 1.2 Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of said devices.
- 1.3 Construct driveways along the property frontage on Copper Hill Drive, Rio Norte Drive, and Vista Del Rio Drive to comply with Americans with Disabilities Act guidelines. Relocate any affected utilities including the existing street light and street trees.
- 1.4 Provide and continuously maintain adequate sight distance (10 feet minimum) from all proposed driveways to the back of the sidewalk to the satisfaction of Public Works. This means there cannot be any obstructions, such as landscaping, above 3.5 feet in height within a 10-foot sight triangle.
- 1.5 Comply with all of the requirements listed in the attached letter from Public Works' Traffic and Lighting Division dated August 2, 2016.
- 1.6 Submit a detailed signing and striping plan (scale: 1"=40') showing the extension of the left-turn lane on Rio Norte Drive, near the project's proposed westerly driveway, for review and approval prior to obtaining a grading permit. The proposed striping transition shown on the site plan is not necessarily approved.
- 1.7 Submit a traffic signal loop restoration plan (scale: 1"=20') for review and approval if damage to the existing traffic signal loop detectors at the intersection of Rio Norte Drive and Copper Hill Drive is expected to occur or occurs as part of construction activity.
- 1.8 Submit street improvement plans and acquire street plan approval before obtaining grading permit.
- 1.9 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

2. Grading/Drainage

- 2.1 Submit a grading and drainage plan for review and approval that complies with the approved hydrology study dated July 26, 2016 (or the latest revisions). The drainage and grading plans must provide for the proper distribution of drainage and for contributory drainage from adjoining properties by eliminating sheet overflow, ponding, and high-velocity scouring action. The plans need to call out the construction of at least all drainage devices and details and paved driveways; elevation of all pads, water quality devices, Low-Impact Development features (if applicable); and existing easements. Additionally, the applicant is required to obtain the necessary easement holder's approval for the proposed work.
- 2.2 Comply with all National Pollutant Discharge Elimination System, Storm Water Management Plan, and Water Quality requirements.
- 2.3 Provide a maintenance agreement/covenant for any privately maintained drainage devices.
- 2.4 Obtain soil/geology approval of the drainage/grading plan from Public Works' Geotechnical and Materials Engineering Division.
- 2.5 Provide permits and/or letters of non-jurisdiction from all State and Federal agencies. 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, and the Army Corps of Engineers.

For questions regarding the grading and drainage condition No. 2.1, please contact Mr. Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

For questions regarding the grading and drainage condition Nos. 2.2 thru 2.5, please contact Michele Chimienti of Public Works' Land Development Division at (626) 458-4910 or mchimien@dpw.lacounty.gov.

3. Flood Control

- 3.1 A connection/construction permit from the Los Angeles County Flood Control District is required for any new connection/modification/upgrade to existing Los Angeles County Flood Control District drains/facilities (PD No. 2365) prior to obtaining a grading permit. Plans must be submitted to Public Works for review and approval prior to a grading permit. Contact Public Works' Land Development Division, Encroachment Permits & Inspections Section, for submittal requirements and permit fees at (626) 458-3129.

For questions regarding the flood control condition, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4921 or tmardirosian@dpw.lacounty.gov.

4. Water Supply

- 4.1 Comply with all the requirements stipulated by the local water purveyor. The attached Will Serve letter, issued by the Valencia Water Company, will expire on October 20, 2016. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

For questions regarding the water supply condition, please contact Tony Khalkhali of Public Works' Land Development Division at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

5. Building and Safety

- 5.1 Submit building plans to Public Works' Building and Safety Division, Santa Clarita District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact James Gustin of Building and Safety Division at (661) 222-2940 or jgustin@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mr. Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:



GAIL FARBER, 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

August 2, 2016

Mr. William Kunzman
Kunzman Associates, Inc.
1111 Town & Country Road, Suite 34
Orange, CA 92868

Dear Mr. Kunzman:

**FOUNTAINHEAD DEVELOPMENT
CONDITIONAL USE PERMIT NO. 201500130
PROJECT NO. R2015-02901
ASSESSOR'S MAP BOOK NO. 2810, PAGE NO. 110,
PARCEL NOS. 4, 5, 6, 15, 16, AND 17
TRIP GENERATION COMPARISON (JULY 12, 2016)**

We reviewed the Trip Generation Comparison (TGC) report for the proposed Fountainhead Development project located on the south-west corner of Copper Hill Drive and Rio Norte Drive in the unincorporated Valencia area.

The proposed project contains a change in land use for an approximately 107,000 square foot portion of the approved West Creek Project (Tract Map No. 52455). The proposed project consists of two restaurants with drive-through facilities, a commercial building, a convenience store with fuel pumps, and an assisted living facility for 120 residential units.

The TGC report analyzes and compares the trip generation and Level of Service of the proposed project against the approved West Creek project.

According to the TGC report, the proposed project is not expected to significantly increase the Level of Service impacts already analyzed as part of the Traffic Impact Analysis for the West Creek project. We generally agree with these findings.

Based on the forecasts, the roadway improvements implemented by the West Creek project adequately accommodate the proposed project's change in land use. However, based on the revised site plan, the proposed project shall modify the roadway striping on Rio Norte Drive to accommodate northbound left-turn ingress movements at the project's driveway. Detailed signing and striping plans and traffic signal plans, as needed, shall be submitted to Public Works for review and approval.

Mr. William Kunzman
August 2, 2016
Page 2

If you have any questions regarding the review of this document, please contact Mr. Kent Tsujii of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4776.

Very truly yours,

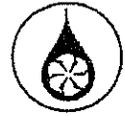
GAIL FARBER
Director of Public Works

A handwritten signature in black ink, appearing to read "Dean R. Lehman", is written over the typed name. The signature is cursive and somewhat stylized.

DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

SR:la
p:\lpub\stud\eir16-0078 cup 201500130 fountainhead valencia revisedv3.docx

bc: Land Development (Dubiel, Narag)



October 20, 2014

Ms. Massoud Esfahani
County of Los Angeles, Department of Public Works
900 S. Fremont Ave.
Alhambra, CA 91803

Notice of Water Availability
Tract 52455-01
Developer: Fountainhead Development

Dear Mr. Esfahani:

The Valencia Water Company ("Valencia") has determined that water (potable and recycled) is available to serve the above-referenced project. Valencia agrees to operate the water system and provide service in accordance with the company's Schedules and Rules. The determination of water availability shall remain valid for two years from the date of this letter. Unless construction of the project has commenced within this two year time frame, Valencia is under no obligation to serve the project unless the developer receives an updated letter from Valencia confirming water availability.

Valencia has determined that the existing facilities (potable and recycled) and the additional facilities (potable and recycled) to be installed by Valencia through developer funding of this project will be adequate to serve this project and each of the individual parcels under normal operating conditions. These facilities will provide a fire flow of 5,000 gallons per minute at 20-psi residual pressure for 2 hours as required by the Fire Department.

Valencia requires that the project comply with the Company's Best Management Practices regarding water conservation. This program identifies water saving techniques, methods, landscape designs and internal water use practices that will achieve the Company's long term conservation goals described in its most current Santa Clarita Valley Urban Water Management Plan. Unless the project is constructed to Valencia's conservation standards, Valencia is under no obligation to serve the project.

If you have any questions regarding the above, please call me at (661) 295-6504.

Sincerely,

Keith Abercrombie
General Manager

: Cris Pérez, Operations Manager, Valencia Water Company



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2015-02901

MAP DATE: 07/21/2016

LOCATION: Southwest corner of Copper Hill Drive & Rio Norte Drive, Valencia

PLANNER: Diane Aranda

REVISED CONDITIONS: Supersedes Fire Dept. Comments Dated 02/18/2016

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

1. Submittals to the Fire Department – Land Development Unit
 - a. Prior to the construction of the proposed project, submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review. The required public fire hydrant shall be installed prior to construction.
2. Submittal to the Fire Department – Santa Clarita Fire Prevention Office.
 - a. Contact the Santa Clarita Fire Prevention – Building Plan Check Unit for requirements to submit plans for building plan check.

CONDITIONS OF APPROVAL – ACCESS

1. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is required to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

Reviewed by: Wally Collins

Date: July 21, 2016



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2015-02901

MAP DATE: 07/21/2016

LOCATION: Southwest corner of Copper Hill Drive & Rio Norte Drive, Valencia

PLANNER: Diane Aranda

5. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
6. Fire Apparatus Access Roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4
7. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3
8. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
9. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
10. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4
11. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1

Reviewed by: Wally Collins

Date: July 21, 2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2015-02901

MAP DATE: 07/21/2016

LOCATION: Southwest corner of Copper Hill Drive & Rio Norte Drive, Valencia

PLANNER: Diane Aranda

12. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5
13. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

CONDITIONS OF APPROVAL – WATER SYSTEM

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
3. All private on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
4. All on-site fire hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall. Fire Code Appendix C106
5. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2015-02901

MAP DATE: 07/21/2016

LOCATION: Southwest corner of Copper Hill Drive & Rio Norte Drive, Valencia

PLANNER: Diane Aranda

6. The required fire flow for the public fire hydrants for this project is 2625 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
7. Fire Hydrant Requirements
 - a. Install one (1) public fire hydrant on Rio Norte Drive as noted on the site plan. This fire hydrant is required with the installation of the center-median on Rio Norte Drive.
 - b. Install two (2) on-site fire hydrants as noted on the site plan.

CONDITIONS OF APPROVAL – FUEL MODIFICATION

1. This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone. The "Final Fuel Modification Plan" shall be submitted and approved prior to the approval of the building plans. For details, please contact the Department's Fuel Modification Unit which is located at Fire Station 32, 605 North Angeleno Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

December 31, 2015

TO: Diane Aranda
Principal Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA, DPA (M.T.)
Environmental Health Division
Department of Public Health

**SUBJECT: CEQA CONSULTATION/EIR Addendum
PROJECT NO. R2015-02901/ TR 52455-2
Fountainhead Development
SW corner of Copper Hill and Rio Norte Drive, Valencia**

The Department of Public Health - Environmental Health Division has reviewed the information provided in the EIR Addendum for the project identified above. The proposed project is for the addition of 120-unit assisted senior housing facility which was not part of the original EIR document for the proposed Development.

Drinking Water program

The applicant proposed an approved source of potable water. The program does not have any objection. A current water availability letter from the water purveyor assuring potable water connection and service to the proposed project shall be submitted to the Department.

Land Use program

The applicant proposed public sewer as the method for sewage disposal. The program does not have any objection.

For any questions regarding this report, please contact me at (626) 430-5390 or at mtsiebos@ph.lacounty.gov.



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

July 22, 2016

TO: Diane Aranda
Principal Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA, DPA
Environmental Health Division
Department of Public Health

M.T.

SUBJECT: CUP Consultation
PROJECT NO. R2015-002901/ CUP 201500130
TR 52455-2
Fountainhead Development
SW corner of Copper Hill and Rio Norte Drive, Valencia

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

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP request is to authorize a 120-unit assisted senior housing facility and a site plan review for a commercial center within a 8.62 acre project site zoned C-2-DP within the West Crest Area C that was previously approved as a Vesting Tentative Tract Map and Final Tract Map 52455 that authorized the development of 2,545 dwelling units, approximately 20 acres of commercial development, supporting infrastructure and public and private recreation.

The Department recommends approval of the CUP. A current will serve letter was submitted to this Department ensuring water service to the project.

For any questions regarding this report, please feel free to contact me at (626) 430-5380 or mtsiebos@ph.lacounty.gov.