



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

August 13, 2015

Richard J. Bruckner
Director

Frank Su
11280 Corbin Avenue
Porter Ranch CA 91526

**REGARDING: PROJECT NO. 85-628-(5)
MODIFICATION TO RECORDED TRACT NO. 46018-11
INTERSECTION OF PLUM CANYON ROAD, WHITES CANYON ROAD
AND HELLER CIRCLE, SAND CANYON ZONED DISTRICT**

The Regional Planning Commission, by its action of **August 12, 2015**, 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 **August 24, 2015**. **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 Steven Jones of the Land Divisions Section at (213) 974-6433, or by email at sdjones@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

for

Nooshin Paidar, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Second Addendum MMRP Applicant agreement
c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement; Commission Secretary, Deborah Han

NP:SDJ

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 85-628 - (5)
CONDITIONAL USE PERMIT NO. 201100064
MODIFICATION TO RECORDED TRACT MAP NO. 46018-11**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on July 22, 2015, in the matter of Project No. **85628**, consisting of Conditional Use Permit No. 201100064 ("CUP"). The project permit was heard concurrently with Modification to Phase 11 of Recorded Tract Map no. 46018.
2. The permittee, Plum Canyon Master LLC ("permittee"), requests the Project Permit and modification to authorize grading within the urban hillside management area and development of a public park site and to modify recorded Tract Map No. 46018-11 ("Project") on property located at the intersection of Plum Canyon Road and Whites Canyon Road in the unincorporated community of Santa Clarita Valley ("Project Site").
3. The CUP is a request to authorize 513,400 cubic yards of grading including 143,500 cubic yards of cut and 369,900 cubic yards of fill with 226,400 cubic yards of import and development of a public park in the RPD-20,000-2.4U (Residential Planned Development, 20,000 Square Feet Minimum Required Area, 2.4 Dwelling Units per Acre) and O-S (Open Space) zones pursuant to Los Angeles County Code ("County Code") sections 22.20.460 and 22.40.430.
4. The modification to phase 11 of recorded tract map no. 46018 is a related request to adjust lot lines, reduce single family residence lots from 214 to 203, create debris basin lots, open space lots and create, designate and develop a public park lot.
5. The Project Site is 214.7 gross acres. The Project Site is irregular in shape with sloping to steep topography and is undeveloped.
6. The Project Site is located in the Sand Canyon Zoned District and is currently zoned RPD-6,000-5.9U (Residential Planned Development 6,000 Square Feet Minimum Required Lot Area, 5.9 Dwelling Units per Acre), RPD-20,000-2.4U (Residential Planned Development 20,000 Square Feet Minimum Required Lot Area 2.4 Dwelling Units per Acre), O-S (Open Space) and C-2 (Neighborhood Business).
7. The Project Site is located within the H5 (Residential 5 – UR2 Residential 2, 5 Dwelling Units per Acre), H18 (Residential 18 – UR4 Urban Residential 4, 18 Dwelling Units per Acre) and CG (General Commercial – CN Neighborhood Commercial) land use categories of the Santa Clarita Valley Area Plan Land Use Policy Map.
8. Surrounding Zoning within a 500-foot radius includes:

North: O-S and A-2-2 (Heavy Agricultural – 2 Acre Minimum Required Lot Area)
South: RPD-6,000-7.5U (Residential Planned Development- 6,000 Square Feet Minimum Required Lot Area – 7.5 Dwelling Units per Acre and A-2-2)
East: O-S and R-1 (Single Family Residence)
West: RPD-6,000-5.9U and RPD-5,000-20U (Residential Planned Development – 5,000 Square Foot Minimum Required Lot Area – 20 Dwelling Units per Acre)

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

North: Single-family residences and undisturbed and graded slopes open space
South: Single-family residences and vacant land
East: Conservation area open space
West: Single- and multi-family residences

10. The project site was rezoned to RPD-6,000-6.9U, RPD-20,000-2.4U and O-S. Zone Change Case No. ZC85628 was approved on July 21, 1988 and changed the zoning on the Project Site from zone A-2-2. On October 21, 1988, CUP No. CP85628 was approved to authorize development of 1,298 single-family and 1,202 multi-family dwelling units, a park site, fire station and open space lots within a hillside management area. The associated uses have not discontinued.

11. The map for the Project depicts a total of 216 lots, including the public park site. The 203 lots proposed to be used for single family residences are grouped together throughout intersecting public streets including cul-de-sacs among 214.7 acres. Also proposed are 7 open space lots for both improved areas and undisturbed slopes to be privately maintained by the Homeowner's Association, 4 public facility lots to be used as drainage and retention basins, a commercial lot and a public park lot dispersed throughout and at the perimeters of the map.

- a. Access: The project site is primarily accessed by Skyline Ranch Road via the intersection of Plum Canyon Road and Whites Canyon Road (a Secondary Highway) at the south portion of the site. The main entry contains landscaped parkways for pedestrian access and street trees and is 84 feet in width. Internal vehicle circulation is provided via a system of public streets varying from 58 feet to at 64 feet in width, including the pedestrian access. Skyline Ranch Road contains 5 foot wide sidewalks with landscaped parkways along the curb, containing tree plantings every 25-50 feet for shade.
- b. Parking: Each dwelling unit would contain the minimum requirement of two covered standard spaces for automobile parking as specified in the Zoning Code, via driveways accessed from the public streets. At least 58 spaces used for automobile parking is provided for the public park. At least two bicycle parking spaces are provided.
- c. Recreation/Amenities: Located to the immediate east of the single family residence lots is the primary amenity connected to the development—an 8.67 net acre community park. The community park is part of the required open

space for the project. The park is proposed to be public and developed in accordance with the County of Los Angeles Department of Parks and Recreation standards, containing park signage, pavilion used for gathering, including a 400 square foot metal pavilion, parking lot with minimum 58 spaces used for automobile parking, including three (3) ADA accessible spaces, an equestrian pull-through for loading/unloading/staging in the north parking lot; equestrian staging area, an approximately 400 square foot covered area associated with the equestrian use, park benches, a 930 square foot restroom building with storage, picnic area with picnic tables, one (1) full-size basketball court with bench seating; one (1) 33,624 square foot (3,736 square yards) multi-purpose field with overlays for football, soccer and baseball, par course; two (2) children’s play areas (2-5 year old area and 5-12 year old area) with shade canopy and fencing adjacent to parking lot, shaded grass and open areas, ADA-compliant walkways (10 foot minimum width), information kiosk, security lighting, fencing, drought tolerant park landscaping and planted buffers (including plant material, grading, irrigation and drainage), locking gates at park entrance, drinking fountains and trash enclosures, pedestrian and equestrian trails and green areas, picnic tables, barbeques, water fountains, benches, lighting, fencing and walls and drought tolerant landscaping. The proposed community park is visible from the public street and can be directly accessed by the public without entering the internal streets within the development. Other open space development features include both improved and undisturbed open space lots within sloped areas.

- d. Walls & Fences: Due to the change in site elevation, there are several retaining walls located along the property lines of the lots contained within the development adjacent to Skyline Ranch Road. Retaining walls vary up to 5 feet in height, with walls within the frontage of lots 1 - 12. Lots 1 – 12 are considered “through lots”, meaning having frontage on two parallel or approximately parallel parkways, highways and/or streets. No front yard wall or fence should rise higher than 42 inches (3 ½ feet).
- e. Open Space: The project consists of a total of 152.4 acres of open space, or approximately 71% of the gross acreage of the area used for the modification to recorded tract no. map 46018. The open space is provided in three primary formats-- please refer to the following table:

Open Space Format	Acres	Description
Separate HOA-Maintained Lots	49.7	Unimproved, natural and manufactured slope areas.
Public Park and slope	16.1	Public park site.
Open Space Conservation Easement	86.6	Undisturbed, natural open space, including areas of created waters mitigation.

Project Total	152.4	71% of project area
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- f. Grading: A total of 513,400 cubic yards each of cut and fill material are proposed. A combined total of 143,500 cubic yards of cut, including 18,900 cubic yards of off-site cut to address geologic slope stability concerns, 124,600 cubic yards of cut to level out the park site and 369,900 cubic yards of fill earthwork is associated with the modification to phase 11 of the recorded tract map for development of the proposed public park. 226,400 cubic yards of export fill is proposed to be deposited on the site from the adjacent Skyline Ranch project.
12. Internal circulation and access for the Project will be provided by intersecting public streets including culs-de-sac from Skyline Ranch Road.
13. Prior to the Commission's public hearing on the Project, the permittee consulted with the County of Los Angeles Department of Parks and Recreation regarding the location, boundaries and aesthetics of the public park.
14. 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.
15. The County Fire Department ("Fire Department") recommends approval of this Project because the Project has provided adequate fire access, water flow, and fire suppression technology.
16. The County Department of Parks and Recreation ("Parks and Recreation") has indicated that the proposed Project will not have impacts to its facilities.
17. The County Department of Public Health ("Public Health") does not object to approval of the Project.
18. The Board of Supervisors previously approved a Final Environmental Impact Report relating to Zone Change 85-628 covering the subject property, certified its completion, and determined that the original project would not have a significant effect on the environment with mitigation measures implemented.
19. A second Addendum to the certified Environmental Impact Report (EIR), adopted July 21, 1988, for the project was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines to account for the proposed modification to the recorded map. The Addendum concluded that the modification as proposed would not result in any new or

substantially more severe environmental impacts beyond those which were analyzed in the EIR.

20. 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.
21. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received three phone calls and one item of correspondence with inquiries regarding the Project.
22. A duly noticed public hearing was held on July 22, 2015 before the Commission. Commissioners Valadez, Louie, Pincetl, Pedersen, Modugno were present. . During the July 22, 2015 public hearing, staff provided comments that the applicant was taking additional time to address comments received from the County regarding the addendum to the certified Final EIR. There being no one present to give testimony in support of or opposition to the project, the Commission continued the public hearing to Tuesday, August 12, 2015.
23. Subsequent to the public hearing held on August 12, 2015, an additional item of correspondence were received via e mail regarding the Project.
24. At the August 12, 2015 public hearing staff gave a presentation to the Commission recommending approval of the project. The applicant's representatives, Mr. Mark Sikand and Ms. Deborah Han were sworn in. Mr. Sikand gave testimony in favor of the project. After a brief discussion that included concerns about potable and construction water availability and the time allotted to record the requested modification to the recorded tract map, the Commission voted to close the public hearing and approve the project.
25. The Commission finds that the proposed modification to the recorded tract map and the provisions for its design and improvement are cumulatively consistent with the goals and policies of the General Plan and the Santa Clarita Valley Area Plan – One Valley One Vision (OVOV) since the conditions of approval provide for sequential development in which the modification may record only if the tract is individually consistent with the Plans or when considered with recorded tracts in this project is consistent with the Plans.
26. The Commission finds that the subject property is physically suitable for the type of development and the density approval, since it has adequate building sites, to be developed in accordance with the County Grading Ordinance; has access to County-maintained streets; shall be served by sanitary sewers, to be installed in accordance with the requirements of the Department of Public Health; shall be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs; and shall have geologic and flood hazards mitigated in accordance with this approval, including, among other things, the requirements of the Department of Public Works.

27. The Commission finds that the proposed modification to phase 11 of the recorded tract map request was received prior to the adoption of the Santa Clarita Valley Area Plan and the Cruzan Meza Vernal Pools significant ecological area ("SEA").
28. The design of the modification to phase 11 of the recorded tract map and its improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat, since the portion of the project proposed to be located within a new significant ecological area will remain largely undisturbed.
29. The design of the modification to phase 11 of the recorded tract map and the type of improvements will not cause serious health problems since sewage disposal, storm drainage, fire protection and geological and soils factors are addressed in the adopted conditions of approval.
30. The design of the modification to phase 11 of the recorded tract map or the type of improvements will not conflict with the public easements for access through or use of property within the proposed subdivision, since the design and development as set forth in the conditions of approval and on the proposed modification to the recorded tract map provide adequate protection for easements.
31. The modification to phase 11 of the recorded tract map does not contain or front any public waterway, river, stream, shoreline, lake or reservoir.
32. The discharge of sewage from this land divisions into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code.
33. The housing needs of the region were considered and balanced against the public service needs to local residents and available fiscal and environmental resources when this project was determined to be consistent with the Los Angeles Countywide General Plan.
34. The design of the modification to phase 11 of the recorded tract map provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision since the project allows orientation of structures to take advantage of such opportunities. The concerns for special design characteristics on the project are more specifically addressed under conditional use permit no. 85-628 adopted prior to this approval and still apply.
35. The conditions of approval and the design of the modification to phase 11 of the recorded tract map will mitigate the potential significant effects on education to the extent permitted by state law because the original subdivider reserved a school site within the boundaries of Tract Map No. 46018 and has supplied school construction funds as authorized by Chapters 887-889 of the 1986 Statutes pertaining to school facility fees.

36. Financing mechanisms to construct classroom facilities were available to affected school districts. A regional or community-wide effort was necessary in order to implement the feasible and available mitigation measures associated with the asserted overcrowding and lack of adequate school facilities.

- a. School improvements are shared by existing as well as future residents and students.
- b. Several school construction financing programs exist, and they may be employed by the affected school districts.
- c. Existing state aid programs may be utilized by the school districts and new legislation providing for developer fees will benefit the school districts
- d. Unsold school bonds may be available to pay for school improvements
- e. Lease-purchase financing programs may also assist the school districts.
- f. Assets owned by some school districts may be sold and the proceeds used for new facilities.
- g. Special taxes may be authorized by the voters within the school districts.
- h. Non-construction alternatives may also be evaluated by the affected school district as a means of utilizing existing school facilities. The school districts should make maximum use of the present facilities. Such alternatives include year-round education, longer school day programs, relocation of non-classroom programs, and elimination of non-classroom spaces and reorganization of grades.
- i. The school districts have statutory authority to provide for interim facilities financing. This existing local authority includes an approved fee schedule for interim facilities which could provide revenue to the districts.
- j. The payment of permanent public school classroom facility fees as authorized by Chapters 887-889 of the 1986 Statutes in connection with the issuance of building permits for construction of residential units is a feasible mitigation measure.
- k. The project incorporates mitigation measures to reduce any asserted school overcrowding, but the feasible and proposed measures can only be implemented by the school districts on a community or regional basis.
- l. Timely implementation of some or all of the proposals recited herein relating to school overcrowding is feasible.

37. The Commission finds that the character of existing low density residential neighborhoods and additional areas to accommodate future market demand are maintained because the modification to phase 11 of the recorded tract map reduces the number of single family residential lots and the project total proposes fewer lots than the maximum allowed.

38. The Commission finds that the project protects mountains and foothills from urban development because areas of the project are designated as Open Space and will be conserved.

39. The Commission finds that urban sprawl into rural areas is discouraged because the project site is located within an urban land use category area and is adjacent to existing urban development.
40. Community character is preserved because topographical features such as ridgelines act as natural boundaries between developed.
41. The Commission finds that the project proposes adequate walkways that provide safe and accessible connections to the existing neighborhood and the project provides pedestrian linkages, landscaped parkways with sidewalks and separated trails for pedestrians and bicycles.
42. The Commission finds that the modification to phase 11 of the recorded tract map is consistent with the area requirement, density, types of structures, open space, building coverage, parking, utilities, development schedule and landscaping required.
43. The Commission finds that burdens of proof have been met in that the proposed use with the attached conditions and restrictions will be consistent with the adopted general plan for the area, the requested use, at the location proposed, will not adversely affect the health, peace, comfort or welfare of persons residing and working in the surrounding area, and 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, otherwise constitute a menace to the public health, safety and general welfare because maximum density is not exceeded and open space and active and passive recreation is included.
44. 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 the Zoning Ordinance, and as is otherwise required in order to integrate the use requested with the uses in the surrounding area because the site totals 214.7 acres.
45. The proposed site will have adequate traffic access and the site is adequately served by other public facilities required because proposed streets connect to existing public rights of way.
46. The Commission finds the proposed project compatible with the natural, biotic, cultural, scenic and open space resources of the area.
47. The proposed project demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future community residents.
48. 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 June 17, 2015, a total of 817 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 13 notices to those on the courtesy mailing list for the Sand Canyon Zoned District and to any additional interested parties.

49. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
50. The Commission finds that the MMRP, prepared in conjunction with the second Addendum to the certified Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
51. After consideration of the second Addendum to the certified Final EIR, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the EIR's second Addendum reflects the independent judgment and analysis of the Commission.
52. The Commission finds that the second Addendum to the certified Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the second Addendum, along with its associated MMRP, Findings of Fact and Statement of Overriding Considerations, and finds that they reflect the independent judgment of the Commission. The Findings of Fact and Statement of Overriding Considerations are incorporated herein by this reference, as set forth in full.
53. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the second Addendum to the certified Final EIR and that the MMRP's requirements are incorporated into the conditions of approval for the Project.
54. The Commission finds that the MMRP, prepared in conjunction with the second Addendum to the certified Final EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.
55. 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 Land Divisions Section, Department of Regional Planning.

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

Regarding the CUP

- A.** The proposed use with the attached conditions will be consistent with the adopted Santa Clarita Valley Area Plan because the provisions for its design and improvement are cumulatively consistent with the goals and policies of the Santa Clarita Valley Area Plan. The Project's original conditions of approval provide for sequential development in which the modification to phase 11 of the recorded tract no. 46018 may record only if the tract is individually consistent with the Santa Clarita Valley 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. The proposed uses, detached residential dwelling units, public facility lots, public park and open space, are compatible with the surrounding land uses and thus do not create adverse impacts or material detriments, nor constitute public menaces.
- 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 uses with the uses in the surrounding area. Compliance with the CUP will ensure the site is appropriately developed in compliance with the Zoning Code.
- 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 uses would generate, and by other public or private service facilities as are required. The site is served by existing public roadways of sufficient width and improvement to accommodate additional traffic created by the Project. Further, traffic-related mitigation measures are included as a part of the second Addendum to the certified and adopted EIR.

Regarding the modification to phase 11 of the recorded Vesting Tract No. 46018

- E.** The recorded tract map was submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code. .

- F.** The proposed modification to phase 11 of the recorded map is compatible with surrounding land use patterns. The proposal for detached residential dwelling units, public facility lots, a public park and open spaces are consistent with surrounding land uses predominantly consisting of single-family residences.
- G.** The site is physically suitable for the type of development being proposed, since the property is proposed to be graded, has access to County-maintained streets, shall be served by sanitary sewers, is being provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and shall have flood and geologic hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
- H.** The discharge of sewage from this modification to the recorded tract into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, to include conditions for complying with regional water quality requirements
- I.** The design of the modification to phase 11 of the recorded tract map and the type of improvements required will not cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
- J.** There is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. mitigation measures are required to be implemented to render levels of impact to less than significant.
- K.** The design of the modification to phase 11 of the recorded tract map provides to the extent feasible for future passive or natural heating or cooling opportunities therein. Future dwellings built will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
- L.** The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the modification to phase 11 of the recorded tract map, provide adequate protection for any such easements.

- M.** Pursuant to Article 3.5 of the Subdivision Map Act, the proposed modification to phase 11 of the recorded tract map does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

- N.** The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the second Addendum to the certified Final EIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the second Addendum, and that the second Addendum reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; adopts the Findings of Fact and Statement of Overriding Considerations and the MMRP; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation, and finds that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those Findings of Facts and Statements of Overriding Considerations; and determines that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Project as stated in the Findings of Fact and Statement of Overriding Considerations.

- 2.

2. Approves Conditional Use Permit Number 201100064 and Modification to Phase 11 of Recorded Tract No. 46018, subject to the attached conditions.

ACTION DATE: August12, 2015]

VOTE: 4:0:0:1

Concurring: Valadez, Louie, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: Pincetl

NP:sdj
8/12/15

- c: Valadez, Pincetl, Louie, Pedersen, Modugno, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 85-628-(5)
CONDITIONAL USE PERMIT NO. 201100064
MODIFICATION TO RECORDED TRACT NO. 46018-11**

PROJECT DESCRIPTION

The project is a request for a modification to phase 11 of recorded Tract No. 46018 to adjust lot lines, reduce single family residence lots from 214 to 203, create four debris basin lots, seven open space lots, create designate and develop a lot for a public park lot. A Conditional Use Permit is also requested to authorize 513,400 cubic yards of grading including 143,500 cubic yards of cut, including 18,900 cubic yards of off-site cut to address geologic slope stability concerns and 369,900 cubic yards of fill earthwork with 226,400 cubic yards of export fill, located north of the intersection of Plum Canyon Road, Whites Canyon Road and Heller Circle 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. 12. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial

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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 expire unless used within two (2) years after the recordation of a final map for modification to phase 11 of recorded tract map no. 46018. In the event that modification to phase 11 of recorded tract map no. 46018 should expire without the recordation of a final map, this grant shall terminate upon the expiration of this map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
11. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMRP") and agrees to comply with the mitigation measures

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imposed by the second Addendum to the certified Environmental Impact Report for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

12. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
13. 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.
14. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
15. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
16. All development pursuant to this grant shall conform with the requirements of the County Department of Parks and Recreation to the satisfaction of said department.
17. 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").
18. 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.
19. 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

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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.

20. 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, **five copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **October 12, 2015**.
21. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three 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

22. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
23. A minimum of 152.4 acres of open space is required within the area used for the modification to phase 11 of recorded tract no. 46018.

PERMIT SPECIFIC CONDITIONS – LAND DIVISIONS

24. The permittee shall comply with all conditions set forth in the attached County Subdivision Committee Reports dated June 4, 2015.
25. The project site shall be developed and maintained in substantial compliance with the approved modification to phase 11 of the recorded tract map dated May 6, 2015.
26. Lots 1 – 12 are considered "through lots", meaning having frontage on two parallel or approximately parallel parkways, highways and/or streets. No front yard wall or fence should rise higher than 42 inches (3 ½ feet).
27. The subdivider shall provide at least 50 feet of street frontage for residential lots as indicated on this approved modification to phase 11 of recorded tract no. 46018.

28. The subdivider shall construct or bond with Public Works for the installation of new tree plantings amounting to a minimum of one new tree per each 25 feet of street frontage and shall plant or cause to plant such trees to the effect that they provide a shading canopy along the public and common sidewalks and walkways.

PROJECT SITE SPECIFIC CONDITIONS PRIOR TO RECORDATION OF A FINAL MAP

Open space conservation easements shall be placed on or the subdivider shall arrange for transfer to a public agency acceptable to the Department of Regional Planning, lot number 41 (86.58 acres of open space) and lot number 39 (8.23 acres of open space), with documents acceptable to the Department of Regional Planning, prior to issuance of any grading permits.

29. Prior to obtaining final map approval, the subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant.

30. Prior to obtaining final map approval, the subdivider shall submit a landscaping plan for all landscaped areas within the area approved for the modification to phase 11 of the recorded tract no. 46018.

31. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions (CC&Rs) to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

32. The subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to the open space areas and both improved and undisturbed areas, to the satisfaction of the Director.

PRIOR TO ISSUANCE OF A GRADING PERMIT

33. The subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

Attachments:

Mitigation Monitoring Program

Subdivision Committee Report

Department of Parks and Recreation Letter dated June 2, 2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 46018-11 (MOD.)

MOD. MAP DATED 05-06-2015
MOD. EXHIBIT "A" MAP DATED 05-06-2015

The following reports consisting of 11 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 46018-11 (MOD.)

MOD. MAP DATED 05-06-2015
MOD. EXHIBIT "A" MAP DATED 05-06-2015

7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. If the subdivider intends to file multiple final maps, he must so inform the Advisory Agency at the time the tentative map is filed. The boundaries of the unit final maps shall be designed to the satisfaction of the Director of Public Works and the Department of Regional Planning.
11. Show open space note on the final map and dedicate residential construction rights over the open space lots.
12. If applicable, quitclaim or relocate easements running through proposed structures.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 3/3

TRACT NO. 46018-11 (MOD.)

MOD. MAP DATED 05-06-2015
MOD. EXHIBIT "A" MAP DATED 05-06-2015

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.
17. Comply with all previously approved conditions for Tract No. 46018 to the satisfaction of Public Works.

HW *SMS*
Prepared by Juan Sarda
tr46018-11L-Modification to Recorded Map-rev6.doc
<http://planning.lacounty.gov/case/view/tr046018-11/>

Phone (626) 458-4919

Date 06-03-2015



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 46018-11

MODIFIED TENTATIVE MAP DATE: 05/06/2015
EXHIBIT MAP DATE: 05/06/2015

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

- Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- All debris basins will be a fee title lot, unless the basin is shown to be temporary.
- Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
- Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
- This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.
- A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.
- Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on May 12, 1989 to the satisfaction of Public Works.
- Comply with the requirements of the revised Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on June 8, 2011 to the satisfaction of Public Works.

Name  Date 05/28/2015 Phone (626) 458-4921
TOAN DUONG

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map	<u>46018-11</u>	Tentative Map Dated	<u>5/6/15 (Revision)</u>	Parent Tract	<u>46018</u>
Grading By Subdivider? [Y] (Y or N)	<u>2,040,000 yd³</u>	Location	<u>Plum Canyon</u>	APN	<u></u>
Geologist	<u>ENGeo</u>	Subdivider	<u>Plum Canyon Master, LLC</u>		
Soils Engineer	<u>ENGeo</u>	Engineer/Arch.	<u>Sikand</u>		

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: 7/12/11 (Rev. 7/14/11), 4/11/11 (Rev. 6/2/11), 11/11/10, 12/17/09
 References: GeoSoils: 8/17/07, 6/5/06

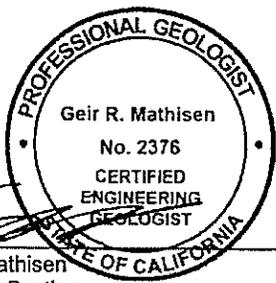
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by _____



 Geir Mathisen
 Geology Section
 Date 5/26/15

1. Approval of this map pertaining to grading is recommended.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively)
2. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP), if applicable/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. 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 (DOGGR), and the Army Corps of Engineers.
3. If deemed applicable, submit a covenant or a letter of permission to enter and construct.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. Submit a grading plan for approval. The grading plan must show and call out the

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT NO. 46018-11

Page 2/2

TENTATIVE MAP DATED 05-06-2015
EXHIBIT MAP DATED 05-06-2015

following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

Name Nazem Said  Date 5-28-2015 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 46018-11\GP 46018-11\2015-05-07 TTR 46018-11 SUBMITTAL

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

1. Dedicate a total of 4 feet of additional right- of- way (40.5 feet from center line to the southerly side and 43.5 feet from centerline to the northerly side) along Skyline Ranch for a total of 84 feet of right-of-way to the satisfaction of Public Works.
2. Permission is granted to vacate the excess right of way along Farrell Road, Bension Drive, Carranza Lane, Annmae Place and Lauren Lane as shown on the tentative map to the satisfaction of Public Works.
3. Dedicate additional right of way along Bension Drive (total of 64 feet), Carranza Lane (total of 60 feet), Annmae Place (total of 58 feet) and Lauren Lane (total of 58 feet) as shown on the tentative map to the satisfaction of Public Works.
4. Provide intersection sight distance for a design speed of 40 mph (415 feet) on Bension Drive from Carranza Lane (southerly direction). Line of sight shall be within the right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back from the top of the curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline.
5. Conform with the approved IEC P-Map 270 highway alignment along Skyline Ranch Road to the satisfaction of Public Works.
6. Conform with the realignment of Bension Drive, Carranza Lane, Annmae Place and Lauren Lane as shown on the tentative map to the satisfaction of Public Works. As a result of this realignment, construct curb, gutter, base, pavement and sidewalk on Bension Drive, Carranza Lane and Annmae Place to the satisfaction of Public Works. Construct a standard cul-de-sac bulb on Lauren Lane to the satisfaction of Public Works.

7. Construct secondary highway improvements on Skyline to the satisfaction of Public Works. If Skyline Ranch Road has not been improved per TR 60922, construct temporary turnaround on Skyline Ranch Road at the tract boundary east of Bension Drive and install an interim signing and striping based on the street improvements along Skyline Ranch Road from Plum Canyon Road to east of Bension Drive (east of the park site driveway) to the satisfaction of Public Works.
8. Prepare signing and striping plans for Skyline Ranch Road within this subdivision consistent with the conceptual striping plan approved by Traffic and Lighting Division dated August 8, 2011 to the satisfaction of Public Works.
9. Comply with any traffic mitigations required due to the realignment of Skyline Ranch Road and Bension Drive to the satisfaction of Public Works.
10. Plant street trees on Skyline Ranch Road from Plum Canyon Road to Bension Drive and all local streets to the satisfaction of Public Works.
11. The gate designs/layouts for the park is not necessarily approved as shown. It should be configured as not to impede traffic offsite and onsite.
12. Conform with all previously approved and amended road conditions including Street Lighting requirements to the satisfaction of Public Works.



Prepared by Sam Richards
Tr46018-11r-mod to recorded Map-rev6.doc

Phone (626) 458-4921

Date 06-03-2015

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

1. Submit revisions to the approved Sewer Improvement Plans for Tract 46018-11 (PC11753, dated 11-16-04) reflecting all the changes to sewer service depicted in this modification, including all necessary off-site sewer improvements, and obtain approval.
2. The subdivider shall install and dedicate main line sewers and serve each lot/building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
3. Comply with all other previously set conditions for TR 46018 to the satisfaction of Public Works.

Prepared by Vilong Truong
tr46018-11s-mod to rec'd map-rev6

Phone (626) 458-4921

Date 05-27-2015

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

1. A water system (including any approved water pump stations) maintained by the water purveyor, with appurtenant facilities to serve all buildings/lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building/lot.
3. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each multi-family and open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. All line of sight easements must be depicted on the landscape and irrigation plans.
7. Comply with all other previously set conditions for TR46018 to the satisfaction of Public Works.



**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: TR 46018-11

MAP DATE: May 06, 2015
Mod to Recorded Map

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
3. All proposed buildings shall be places such that a fire lane is provided to within 150ft of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The Commercial Lot shall provide a minimum paved fire lane width of 26 feet. Where the height of the building above the lowest level of the fire lane is more than 30 feet high or the building is more than three stories, the fire lane shall provide a minimum paved width of 28 feet clear to the sky. The fire lane shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



**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: TR 46018-11

MAP DATE: May 06, 2015
Mod to Recorded Map

-
5. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
 6. Required fire lanes shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 7. The proposed Park sites shall provide a minimum paved fire lane width of 26 feet for circulation purposes. Final design shall be further reviewed for access compliance when plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A as the CUP process.
 8. The proposed vehicular gate accessing the wildland firefighting access road shall comply with the County of Los Angeles Fire Code and the Fire Department's Regulation 5. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 9. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 10. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.



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: TR 46018-11

MAP DATE: May 06, 2015
Mod to Recorded Map

CONDITIONS OF APPROVAL - WATER

1. This development is required to install a total of 19 public fire hydrants as noted on Exhibit A map filed in our office.
NOTE: 7 fire hydrants will be adjacent to the commercial lot (TR73065) and 9 fire hydrants are within the proposed improvements of Skyline Ranch Road (TR60922). These 16 fire hydrants are subject to be relocated.
2. All required fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
3. The required public fire hydrants adjacent to the residential lots and the park lots shall provide a fire flow of 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
4. The required public fire hydrants adjacent to the commercial lots shall provide a fire flow of 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. This fire flow may be reduced during the Fire Department review of the architectural plan prior to building permit issuance.
5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
6. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
7. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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

Reviewed by: Juan Padilla

Date: June 02, 2015



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

June 2, 2015

Mr. Steven Jones, AICP
Principal Planner
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, CA 90012

Dear Mr. Jones:

**VESTING TENTATIVE TRACT MAP 46018-11 (PLUM CANYON)
REVISION TO MODIFICATION OF RECORDED MAP
OPEN SPACE, PARK, AND TRAIL CONDITIONS OF MAP APPROVAL
REGIONAL PLANNING MAP DATED MAY 06, 2015
SUBDIVISION COMMITTEE MEETING ON JUNE 11, 2015**

This letter details the Department of Parks and Recreation (Department)'s open space, park, and trail conditions of map approval for the above map.

OPEN SPACE CONDITIONS

Subdivider has offered to dedicate to the County 86.58 acres of Open Space ("the Open Space"), shown on Lot 41 within the Modified Vesting Tract Map No. 46018-11. The Open Space is subject to a United States Army Corps of Engineers (ACOE) Conservation Easement and requirements of the California Department of Fish and Wildlife (DFW).

Following a site visit and additional research, the Department has determined that the Open Space has potential for Natural Area purposes which include passive recreation, hiking, nature study, wildflower and wildlife observation, and photography. The required Conservation Easement on the Open Space would also ensure that a large wildlife corridor would connect Plum Canyon to Bouquet Canyon, Vasquez Canyon, and Haskell Canyon. This corridor would preserve connectivity and protect wildlife movement throughout the area.

1. The Department is interested in accepting the Open Space as a donation from the Subdivider for Natural Area purposes. We understand that the Subdivider is currently working with the ACOE and DFW to determine whether a transfer of the

Open Space to the County with a restrictive covenant would satisfy their requirements. Subdivider shall keep the Department updated on this process.

2. Should the Department and the Subdivider reach an agreement with terms and conditions acceptable to both parties, Subdivider shall convey to the County the undeveloped, 86.58 acres of Open Space, shown on Lot 41 within the Modified Vesting Tract Map No. 46018-11.
3. Subdivider shall pay for all real estate expenses associated with the donation and transfer of title of the Open Space to County ownership. Such expenses include (but may not be limited to) the costs of a Phase I Environmental Site Assessment, Preliminary Title Report, California Land Title Association (CLTA) Owner's Title Policy, and Escrow Fees.

PARK CONDITIONS

The basic Quimby park land obligation for this project is 23.55 net acres (maximum slope 3%) [see attached Quimby Obligation Report and Worksheet]. The Department's park conditions of map approval are as follows:

1. Subdivider shall convey to the County a developed, 8.67 net-acre Public Park ("the Public Park"), shown on Lot 35 within the Modified Vesting Tract Map No. 46018-11.
2. The Public Park shall contain the following improvements and conform to the layout shown on the Modification to Recorded Vesting Tract No. 46018-11, Exhibit "A", Sheet 3: park signage; pavilion; parking lot with minimum 40 spaces and three (3) ADA accessible spaces, and equestrian pull-through for loading/unloading/ staging in the North parking lot; equestrian staging area; park benches; restroom building with storage; picnic areas with picnic tables; one (1) basketball court with bench seating; one (1) ball field with multi-use field overlays; par course; two (2) Children's Play Areas (2-5 year old and 5-12 year old) with shade canopy and fencing adjacent to parking lot; shaded open areas; ADA compliant walkways (10' minimum width); information kiosk; security lighting; fencing; park landscaping and planted buffers (including plant material, grading, irrigation and drainage); locking gates at park entrance; drinking fountains(s) and trash enclosures. The following will be specified in the Design Development Phase: grading and drainage standards; the locations of security lighting, drinking fountains, trash enclosures; and the design of fences, and buffers and type of materials.

3. The following off-site improvements to the Public Park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, sewer, and telephone). Provide a left turn pocket from the parking lot onto Skyline Ranch Drive in compliance with Department of Public Works' conditions. The proposed Skyline Ranch Road must be aligned to run outside the boundary of the proposed Public Park, as it is shown on the Exhibit Map "A" and "A-1" submitted to the Department of Regional Planning, dated December 6, 2011.
4. Prior to the County accepting title to the Public Park, create a Landscaping and Lighting Act District (LLAD) or other funding mechanism to the satisfaction of the County for the mutual benefit of Subdivider and the County to maintain the park. When forming an LLAD, all easements must be dedicated with recordation.
5. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and to post bonds (Faithful Performance; Labor and Materials) with the Department and to submit a Park Delivery Schedule:
 - a. the PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on November 15, 2011;
 - b. the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW) and the Department may require them to be updated prior to construction commencement if contracted construction costs change; and
 - c. the Park Delivery Schedule shall use the critical path method (CPM), identify the design development phase and the various stages of construction document development, including all submittals, reviews, and approvals required by said phase/stages; permits; park construction commencement and completion dates identified as milestones; tests, inspections, and sign-offs; preparation and review time for the park deed, ALTA title policy and survey; and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit

a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with any submittal required by this condition, the Department shall give written notice to Subdivider describing such breach. If Subdivider fails to cure said breach, the Department may do one or both of the following: (1) withhold further clearance of final maps which contain residential units and (2) request the Department of Public Works to withhold further issuance of residential building permits until the required submittal is made. Notice shall be deemed given when sent by Certified Mail, postage prepaid or by reliable over-night courier to Subdivider's address set forth in the PDA.

6. Amended Public Park Development Agreement:
Prior to the Department's clearance for recordation of modified unit map 46018-11, execute an amendment to the Park Development Agreement (PDA) entered into on November 15, 2004, by and between the Plum Canyon Master, LLC and the Department. The amended PDA shall require:
 - a. Park construction to commence and the park pad to be completed prior to the County's issuing residential building permits for final unit map 46018-11. Construction commencement is defined to start when the Subdivider starts fine grading/utility installation for the park, whichever comes first.
 - b. Park construction to be at prevailing wage unless only refunded Quimby fees were accepted by Plum Canyon Master, LLC and no Prop A funds were received as reimbursement.
 - c. Park construction to be completed and the Public Park conveyed to the County 18 months after construction commencement.
 - d. Bonds (Performance, Labor & Materials) and construction cost estimate attached to PDA. Prior to construction commencement, bonds to be updated based upon DPW-stamped approved (permitted) construction documents and contracted/subdivider's schedule of values.
 - e. Park Delivery Schedule.
 - f. Plum Canyon Master, LLC shall diligently pursue both the approval of final engineering and subsequent construction of the park with no unreasonable delay.

inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

11. Submit park plans and specifications to the Department for review and approval during the design development stage, fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD format. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of said stage prior to permission by Department for Subdivider to proceed with the next stage. The Public Park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.
12. Obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the Public Park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines.
13. Provide the Department with written Notice of Construction Commencement for the Public Park. The Construction Phase is defined as the period of time from

said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.

14. Upon Department's Notice of Acceptance of Completed Park Improvements, provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the Public Park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD format.

TRAIL CONDITIONS

The Department is requiring the Subdivider to dedicate and construct a Multi-Use (hiking, mountain biking, and equestrian) Trail and Staging Area with amenities. The location of the proposed Mint Canyon Trail alignment and Staging Area, as shown on Map Sheet Three of Three, is acceptable to the Department. The Department's trail conditions of map approval are as follows:

1. Subdivider shall dedicate a twenty-foot (20') wide Multi-Use Mint Canyon Trail easement, and construct said Trail with connectivity from the Staging Area to the existing dirt road located within the adjacent Skyline Ranch (TR #60922) subdivision.
2. Subdivider shall dedicate an easement to an entity (such as the homeowners' association) other than this Department for the culvert outside of the Staging Area to direct water runoff from the proposed v-ditch shown in section X-X on Sheet Three of Three to an appropriate offsite location.
3. The required easement dedications shall be recorded via separate instrument prior to final map recordation.

4. Subdivider shall construct a seven-foot (7') wide natural surface (dirt) Trail within the portion of the trail dedication that extends from the Trail Staging Area to the northeast end of the fifteen foot (15') wide flood control easement as shown in section X-X on Sheet Three (3) of three (3).
5. Subdivider shall construct a twelve foot (12') wide natural surface (dirt) Trail within the twenty-foot (20') wide trail dedication extending from the end of the fifteen foot (15') wide flood control easement to the existing dirt road located within the adjacent Skyline Ranch (TR #60922) subdivision. (See section Y-Y on Map Sheet Three of Three.
6. Full public access shall be provided for the Multi-Use Trail and Staging Area.
7. Easement dedications shall be outside the road right-of-way. Prior to project grading, the Subdivider shall:
 - a. Submit grading plans to the Department with detailed grading information for the Mint Canyon Trail. The detailed grading information for trail construction shall conform to the County Trails Manual and any applicable County codes, but not limited to the following:
 - i. Cross slope gradients not to exceed four percent (4%) with two percent (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty feet (50').
 - ii. Typical trail section and details to include:
 - Width and name of trail
 - Longitudinal (running) gradients
 - Cross slope gradients
 - iii. Bush hammer (or equivalent) finish at minimum width of eight (8') feet for roadway trail crossings at all concrete surfaces.
 - iv. Appropriate retaining walls as needed.
 - v. Appropriate fencing where deemed necessary, for user safety, as approved in writing by the Department.
 - vi. Lodge pole fencing required to surround the Staging Area. Please contact the Department to obtain specifications.

- vii. Any streetlight pole(s) must have cross-walk activation buttons at two (2) heights to accommodate both pedestrian and equestrian traffic. Request coordination with Public Works to address crosswalk design standards.
 - viii. Any mid-point trail street crossings must be approved by the Department of Public Works.
8. After project and trail grading approvals, but prior to building permit issuance, the Subdivider shall:
- a. Submit a preliminary construction schedule showing milestones for completing the Trail, including installation of the Staging Area amenities as described in condition 10.b. Provide updated trail construction schedules, as needed, to the Department on a monthly basis.
 - b. Stake the centerline of the Trail and then schedule a site meeting with the Department's Trails Section for trail alignment inspection and approval.
9. Subdivider shall construct the Trail and Staging Area as follows:
- a. **Trail:** Design and construct the specified width of trail within the twenty foot (20') dedicated easement in a manner consistent with the County of Los Angeles Trails Manual (Trails Manual). The Trails Manual is available online at http://file.lacounty.gov/dpr/cms1_208899.pdf. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by the Department.
 - b. **Staging Area:** Provide all amenities required by the Department, as shown on sheet three of three, Exhibit "A-1", including: 1) decomposed granite ground cover; 2) shade ramada; 3) minimum one steel picnic table; 4) dual drinking fountain (potable water) for human consumption on top and dog consumption at the bottom; 5) lodge pole fencing circumventing the Staging Area; 6) one hitching rail with minimum 20' X 32' safety area; 7) horse drinker (Littler Giant Item #88ESW); and 8) trail access gate with pass-through for non-motorized trail users.
10. Subdivider shall notify the Department within five (5) business days of completion of trail construction including installation of all required amenities for a Final Inspection Trail/Staging Area Walk to ensure the Trail and Staging Area have been constructed in compliance with the Trails Manual design guidelines. Any portions of the constructed Trail and Staging Area not approved shall be

Mr. Steven Jones
June 2, 2015
Page 10

corrected and brought into compliance with the trail design guidelines within thirty (30) calendar days. The Subdivider shall then call the Department to schedule another site inspection.

11. Prior to the Department's final acceptance of the constructed trail alignment for the Mint Canyon Trail and the Staging Area, the Subdivider shall:
 - a. Submit electronic copies on CD or DVD (AutoCAD) of the as-built Trail, grading and construction drawings to the Department's Trails Planning Section.
 - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will issue a trail acceptance letter only after receiving: 1) a written request for final trail approval and; 2) as-built trail drawings.

If you have any questions regarding the open space and park conditions, please contact Clement Lau of my staff at (213) 351-5120. For trail-related questions, please contact Robert Eittleman at (213) 351-5134.

Sincerely,



Kathline J. King, AICP
Chief of Planning

KK:SM:OL:ner

Attachments

- c: Sikand Engineering (M. Sikand)
CEO-RED (R. Hernandez)
Parks and Recreation (N. E. García, J. Gargan, C. Lau, F. Moreno, J. McCarthy
R. Eittleman, O. Ruano)



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



PARK OBLIGATION REPORT

Tentative Map #	46018	DRP Map Date: 05/06/2015	SCM Date: 06/11/2015	Report Date: 05/27/2015
Park Planning Area #	35D	CANYON COUNTRY		Map Type: N/A

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	23.55
IN-LIEU FEES:	\$2,479,344

Conditions of the map approval:

The park obligation for this development will be met by:

Trails:

See also attached Trail Report.

Comments:

The Quimby obligation of this development is based on Regional Planning map dated December 7, 1987 and approved by the Board of Supervisors on October 12, 1988. This park obligation will be met by the dedication of a 8.67 net-acre developed public park.

A total of \$1,230,690 in in-lieu fees have been paid to date. The amount of the outstanding balance, \$353,774, will be credited against park development costs instead of being collected. Total numbers of units cleared are: 1,175 single-family homes and 720 multi-family units. Balance of units to be cleared are: 108 single-family homes and 482 multi-family units.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: *Kathline J. King*
Kathline J. King, Chief of Planning

Supv D 5th
May 27, 2015 13:03:40
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	46018	DRP Map Date:	05/06/2015	SMC Date:	06/11/2015	Report Date:	05/27/2015
Park Planning Area #	35D		CANYON COUNTRY			Map Type:	N/A

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

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.40	0.0030	1,283	13.09
M.F. < 5 Units	2.90	0.0030	1,202	10.46
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				23.55

Park Planning Area = 35D CANYON COUNTRY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	23.55	\$105,280	\$2,479,344

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
35	Public Park	9.75	88.92%	8.67	Public
Total Provided Acre Credit:				8.67	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
23.55	8.67	0.00	14.88	\$105,280	\$1,566,566



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

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

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant 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

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Don Knabe
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May 22, 2015

Recorded Vesting Tract Map No. 46018-11

Vicinity: Santa Clarita

Recorded Vesting Tract Map Date: May 6, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has no objection to the requested modifications to Recorded Vesting Tract Map 46018-11. The following conditions still apply and remain in effect:

1. Public water shall be supplied by the Santa Clarita Water Company, a public water system which guarantees water connection and service to all lots.
2. Sewage disposal shall be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District 36 as proposed.

Prepared by:

MICHELLE TSIEBOS, REHS, DPA 
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5382 • FAX (626) 813-3016

AFFIDAVIT OF ACCEPTANCE INSTRUCTIONS

Please read carefully. Failure to follow these instructions may result in the delay of your approved site plan and building permits.

After the termination of the appeal period (14 days after the action date), proceed with the following instructions if you have not been notified that an appeal has been received.

1. Sign the "Affidavit of Acceptance" form in the presence of a notary and have the notary attach an acknowledgement. Both the applicant and owner lines must be signed on the form, even if they are the same person.
2. Make an appointment with the assigned case planner to submit the following items:
 - Original "Affidavit of Acceptance" form (with wet signature).
3. Submit the aforementioned items **in person (do not mail)**. At your final appointment, you will receive a copy of the approved plans, and approved plans will be routed to the Department of Public Works, Land Development Division, as applicable.

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.



Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

}ss

**REGARDING: PROJECT NO. 85-628-(5)
CONDITIONAL USE PERMIT NO. 201100064
MODIFICATION TO RECORDED TRACT NO. 46018-11
INTERSECTION OF PLUM CANYON ROAD, WHITES CANYON ROAD AND
HELLER CIRCLE, SAND CANYON ZONED DISTRICT**

I/We, _____, the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described on Exhibit "A", attached hereto. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

Executed this _____ day of _____, 20____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. 85-628 / MODIFICATION TO RECORDED TRACT NO. 46018-11 / ENV NO. 85628

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

Applicant

Staff

Date

Date

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 85628-(5) / MODIFICATION TO RECORDED TRACT MAP NO. 46018 / CUP NO. 201100064 / ENV NO. 85628

#	Environmental Factor	1988 Mitigation Measures	2004 Addendum Mitigation Measures and 2006 Biological Resources Mitigation Plan	2015 Addendum Mitigation Measures and Project Design Features	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.1-1	Aesthetics	All utilities will be placed underground.						
5.1-2		Extensive use will be made of native vegetation specimens for landscaping throughout the project site.						
5.1-3		Natural colors and materials will be emphasized in construction of residential, commercial and institutional buildings.						
5.1-4		Night-lighting will be directed to minimize glare to adjacent properties and view corridors.						
5.1-5		A landscape plan will include street trees and planting on irrigated slopes to mitigate impacts to the view shed.						
5.1-6		Through a land use covenant between the applicant and the County, Approximately 228.4 acres of the site will shall consist of natural open space areas after development including the Department of Water and Power right-of-way.						
5.2	Agriculture and Forestry Resources	This topic was not analyzed in the 1988 EIR and no mitigation measures related to agriculture and forestry resources were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to agriculture and forestry resources were incorporated.					

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. 85628-(5) / MODIFICATION TO RECORDED TRACT MAP NO. 46018 / CUP NO. 201100064 / ENV NO. 85628

#	Environmental Factor	1988 Mitigation Measures	2004 Addendum Mitigation Measures and 2006 Biological Resources Mitigation Plan	2015 Addendum Mitigation Measures and Project Design Features	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.3-1	Air Quality	<p>The construction contractor shall Mitigation of construction air-pollution emissions would include- <input type="checkbox"/> water a minimum of three times daily to control dust during ground-disturbing activities.</p> <p><input type="checkbox"/> apply chemicals and stabilizers on inactive areas (i.e., disturbed areas within the site that are unused for four consecutive days) during grading operations.</p> <p><input type="checkbox"/> suspend grading operations when wind speeds exceed 25 mph per hour.</p> <p><input type="checkbox"/> at least once a day during ground-disturbing activities, operate PM10-efficient street sweepers or roadway-washing trucks on adjacent roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving or bringing materials.</p> <p><input type="checkbox"/> proper equipment maintenance: perform low-NOx emissions tune-ups on equipment operating onsite for more than 60 days.</p> <p><input type="checkbox"/> use off-road construction equipment that conforms to Tier 3 of the United States Environmental Protection Agency or higher emissions standards for construction equipment over 50 horsepower that are commercially available, which corresponds to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2006 or newer construction equipment for engines rated equal to 175 horsepower (hp) and greater <input type="checkbox"/> 2007 and newer construction equipment for engines rated equal to 100 hp but less than 175 hp <input type="checkbox"/> 2008 and newer construction equipment for engines rated equal to or greater than 50 hp but less than 100 hp. <p>The use of such equipment shall be stated on all grading plans. The construction contractor shall maintain a list of all operating equipment in use on the project site. The construction equipment list shall state the makes, models, and numbers of construction equipment onsite.</p> <p>Construction activity scheduling and schedule construction activities in accordance with specific AQMD directives.</p>	<p>Applicable mitigation measures from the 2004 Addendum are incorporated as part of MM 5.2-1 and MM 5.2-2.</p>					
5.3-2		<p>MM 5.3-2 The developer will comply with New structures shall comply with the applicable Title 24 of the California State Energy Commission Building and Energy Efficiency Standards and Green Building Standards to minimize stationary source air pollutants associated with the Proposed Project.</p>						

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5.3-3		<p>The developer will comply with County required public transit egress shall construct an on-street bus shelter, subject to approval of transit agency staff, at the proposed park site along Skyline Ranch Road. A pedestrian pathway from the bus shelter(s) to the park site shall be provided and shall be illuminated to ensure a safe path of travel. The location of the bus shelter, pedestrian pathways, and lighting shall be submitted to the County on the circulation plan and/or lighting plans to the satisfaction of the County.</p>						

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5.4-1	Biological Resources	<p>The retention of 37 percent (a) Through a land use covenant or conservation easement between the applicant and the County, approximately 250 acres of grassland, sage scrub and chaparral (37 percent) of the site shall be preserved in its natural state as open space would reduce the impact of the proposed development to allow plants and animals should be able to exist in the refuges not easily accessible by people. As shown on Figure 5.3, VTM 46018 Open Space, graded areas within the development can be credited towards the 250 acres open space requirement. Such areas shall be planted with native plants, wherever possible. Applicable fuel modification requirements, etc., may preclude native vegetation in some areas. Landscaping materials shall include drought tolerant species, wherever possible, in order to conserve water and energy in the proposed development. The use of California native plants would further encourage the return of some native birds and other wildlife. A landscape plan for the Proposed Project shall be submitted for approval to the Regional Planning Commission, along with subsequent filings.</p>						
5.4-2			<p>MM 5.4-2 All the terms and conditions of the jurisdictional approvals for TTM 46018 Area 1C shall be implemented by the master developer. In addition, all mitigation measures and recommendations provided in the Mitigation Plan for Plum Canyon Phase 1C, City of Santa Clarita, California, shall be implemented by the master developer of Area 1C.</p>					

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5.4-3			<p>MM 5.4-3 Compensatory mitigation for impacts to ACOE/CDFW jurisdiction and coastal sage scrub habitat within Phases 1A, B, and D shall consist of: The purchase, preservation and enhancement of Texas Canyon, a 280-acre parcel located 2.5 miles north of Plum Canyon VTTM</p> <p>Avoidance of approximately 42 acres of the 95 acres of coastal sage scrub habitat in the development area of Phases 1A, B, and D.</p>					
5.4-5				<p>MM 5.4-5 The applicant shall mitigate a contiguous 5.23 acres of coastal sage scrub for impacts to the park site at a ratio of 1:1. There are 64.41 acres of potential and confirmed coastal sage scrub remaining on undeveloped portions of VTTM 46018 (see Figure 5.4-3, <i>Potential and Confirmed Coastal Sage Scrub Mitigation</i>). Of these 64.41 acres, 42 are earmarked as mitigation for VTTM 46018 Phases 1A, B, and D (see 2006 Mitigation Plan above) and cannot be used to offset mitigation for development of the park site. The remaining 22.41 acres shall be used to offset impacts to the 5.23 acres of impacted coastal sage scrub.</p>				

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5.4-6				<p>Locally native plants shall be used to re-vegetate slopes graded for the park and Skyline Ranch Road under guidance of a restoration specialist. Coastal sage scrub shall be used wherever possible in the slope areas. Areas adjacent to natural areas of the project site should use locally native plants wherever possible. To avoid overwatering of native plants, areas with locally native plants shall use temporary irrigation systems for establishment, separated from irrigation systems for non-native plants. A landscape monitoring and management plan shall be created for the slopes in the linkage area that are adjacent to the Cruzan Mesa Vernal Pools SEA and the developed park. The plan shall detail methods of restoration, management care and restoration in perpetuity, performance standards for the restoration management period, and compensatory actions in the event that performance standards cannot be met.</p>				
				<p>Annual monitoring and reporting to County biologist shall be used to confirm compliance with mitigations for the project phase for five years from the installation of landscaping.</p>				
				<p>To avoid introduction of invasive plants to natural areas, grading and construction vehicles shall have pressure washing of soil and trapped plant propagules from the undercarriage and wheel and track wells before beginning work in the natural areas. A log book to accompany the bird nesting, restoration, and other required surveys of the project, shall be maintained of vehicle entry, exit, and washings, and the data shall be reported by the biological monitor to County Biologist</p>				

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				All landscape plans shall prohibit use of rodenticides and recommend non-persistent methods such as traps and fumigation to eliminate rodent pests. Landscape Plans shall be approved by the Director and County Fire prior to issuance of slope grading permit.				
5.4-7				MM 5.4-7 Any vegetation clearing and/or construction activities for Tract 46018-11 shall be conducted outside of the breeding season, which extends from December 1 through August 31. If this is not possible, a qualified biologist shall conduct a nesting bird survey(s) prior to the removal of shrubs and tall herbaceous vegetation in order to prevent any violations of the Migratory Bird Treaty Act.				
PDF-1				PDF-1 Crossing signs shall be placed at the shoulder of Skyline Ranch Road in both the east-bound and west-bound directions, with the east-bound sign placed approximately 100 feet west of the future Bension Way, and with the west-bound sign placed several hundred feet east of Bension Way. The signage shall be accompanied by flashing yellow lights to reduce vehicle speed at the approaching crossing area. The exact location of signage shall be evaluated once Skyline Ranch Road is constructed.				
PDF-2				PDF-2 Traffic-calming measures shall be implemented to reduce the speed of vehicles approaching crossing areas on Skyline Ranch Road. These may include reducing the posted speed limit, installing flashing lights to encourage speed reduction, and adding road striping to indicate a crossing area. More extensive measures could include installing stop signs on Bension Way. Such measures shall be considered and implemented after construction of Skyline Ranch Road.				
PDF-3				PDF-3 Fencing can prevent and reduce the movement of wildlife in certain directions while encouraging movement at specific locations. The most preferable location for wildlife to cross would be at Skyline Ranch Road just east of the proposed park site. Thus, fencing along the eastern boundary of the park shall be installed to direct wildlife south to Skyline Ranch Road, and not through the park to the west. The exact location of the fencing shall be re-evaluated after construction of the park and Skyline Ranch Road once observations can be made of the new baseline for wildlife movement.				

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PDF-4				PDF-4 To encourage wildlife movement to move along the desired route, slopes adjacent to Skyline Ranch Road shall be vegetated with shrubs to provide cover for wildlife approaching the roadway. Vegetation shall consist of native coastal sage scrub and chaparral, which would provide cover, as well as shelter and food sources.				
PDF-5				PDF-5 If street lighting is installed along Skyline Ranch Road at wildlife crossing areas, lighting shall be minimal/low-intensity and shall be shielded to illuminate the roadway and minimize spillage on adjacent slopes.				
PDF-6				PDF-6 The graded slope south of the proposed park site shall be re-vegetated with native, non-invasive, drought-tolerant plants to minimize impacts on the Cruzan Mesa Vernal Pools SEA and surrounding wildlife corridors. A restoration specialist shall be consulted to ensure the landscaping encourages wildlife connectivity and movement. Provision for preservation of the slope by a legal instrument, such as a conservation easement, shall also be required to prohibit future development of the slope.				
5.5-1	Cultural Resources	This topic was not analyzed in the 1988 EIR and no mitigation measures related to cultural resources were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to cultural resources were incorporated.	MM 5.5-1 Prior to the issuance of any grading permit, the project applicant shall demonstrate to the Department of Regional Planning that a Los Angeles County-certified archaeologist/paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological and paleontological resources as necessary. The archaeologist/paleontologist shall be present at the pre-grade conference, shall establish procedures for archaeological and paleontological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts or fossils as appropriate. If the archaeological or paleontological resources are found to be significant, then the project applicant shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies, submit materials to the California State University Fullerton, and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record, Archaeological Site Record, or District Record, as applicable). Any materials meeting significant criteria under CEQA should be donated to the County of Los Angeles or an accredited repository such as the Natural History Museum of Los Angeles County. Materials including isolates which do not meet those criteria may be offered to a local historical society or local school district for educational use.				
5.6	Energy	This topic was not analyzed in the 1988 EIR and no mitigation measures related to energy were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to energy were incorporated.	None.	None.	N/A	N/A	N/A

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5.7-1	Geology and Soils	All grading operations shall be conducted in conformance with the Los Angeles County Grading Ordinance.	None.	None.	None.	N/A	N/A	N/A
5.7-2		<p>All grading activities shall adhere to the recommendations included within the current and subsequent geotechnical reports, including the following: All uncertified artificial fill and alluvial shall be removed and recompact to the required maximum density.</p> <p>All organic material shall be removed or hydroconsolidated prior to grading certification. Proposed cut and fill slopes shall be stabilized to the satisfaction of the County Engineer.</p> <p>Existing landslides of a potentially hazardous nature shall be properly stabilized, removed, or left in open space per the requirements of subsequent Geologic Reports.</p> <p>All future cut/fill slopes will be landscaped to reduce potential increase in erosion.</p> <p>All onsite drainage shall conform to the future Drainage Concept Plan to reduce potential erosion impacts.</p> <p>Slopes over thirty feet high shall be designed with the concrete drainage device to carry water off graded slopes to minimize erosion.</p> <p>Subdrains shall be installed if groundwater is encountered during excavation operations, or if future shallow groundwater is expected.</p>						
5.7-3		Additional geotechnical studies shall be conducted prior to Tentative Tract Map approval and again during grading operations to correct existing landslide and unstable slope impacts where necessary. The subsequent geotechnical investigations shall also address the potential for hydroconsolidation as a result of liquefaction.						

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5.8	Greenhouse Gas Emissions	This topic was not analyzed in the 1988 EIR and therefore no mitigation measures related to GHG emissions were incorporated. However, Mitigation Measures 5.3-1 and 5.3-2 described in Section 5.3, Air Quality, would also reduce project-related GHG emissions impacts.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to GHG emissions were incorporated.	None.	None.	N/A	N/A	N/A
5.9	Hazards and Hazardous Material	This topic was not analyzed in the 1988 EIR and no mitigation measures related to hazards were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to hazards were incorporated.	None.	None.	N/A	N/A	N/A
5.10-1	Hydrology and Water Quality	a. A Revised Drainage Concept Plan shall be prepared and submitted to the Los Angeles County Department of Public Works. Improvements proposed in the approved Revised Drainage Concept Plan will reduce flood hazards to a level of insignificance, including: Implement County approved onsite drainage improvements of inlet/outlet structures and storm drains. Install debris basins, as required. Cut and fill slopes will be landscaped to reduce potential increases of runoff and erosion.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to hazards were incorporated.	None.	None.	N/A	N/A	N/A
		Inlet structures, debris basins, and street maintenance will reduce impacts of sediment and runoff contaminants discharge.						

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		<p>b. Prior to issuance of grading permits, the construction contractor shall prepare an Erosion Control Plan (ECP) that incorporates best management practices to specifically address and reduce the potential for erosion and sedimentation impacts on downstream receiving waters. The ECP shall be reviewed by the Los Angeles County Department of Public Works and by the Los Angeles Regional Water Quality Control Board for inclusion of appropriate and effective erosion and sedimentation controls.</p>						
		<p>c. Prior to issuance of any grading permits, a Notice of Intent and a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared by the construction contractor and submitted to the Los Angeles County Department of Public Works and the Los Angeles Regional Water Quality Control Board for approval. The SWPPP shall meet all applicable regulations by requiring controls of pollutant discharges that use best available technology economically achievable and best conventional pollutant control technology to reduce pollutants. The SWPPP shall be certified in accordance with the signatory requirements of the General Construction Permit. In compliance with the SWPPP, nonstorm-water level BMPs shall be implemented that include controls and objectives for vehicle and equipment maintenance, cleaning, and fueling, and potable water/irrigation practices. Material- and waste-management BMPs shall include liquid waste management, spill prevention and control, hazardous</p>						

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		d. Prior to approval of a National Pollutant Discharge Elimination System Stormwater Permit No. CAS004001 (Order No. 01-182) and issuance of a grading permit, the applicant or an applicant designee shall complete and have approved a Stormwater Quality Management Plan and a Standard Urban Stormwater Mitigation Plan outlining usage of postconstruction structural and treatment BMPs for nonpoint-source pollution control measures to address pollutants from roofing materials, atmospheric deposition, grease, oil, suspended solids, metals, solvents, phosphates, fertilizers and pesticides, etc.						
5.11	Land Use	This topic was not analyzed in the 1988 EIR and no mitigation measures related to mineral resources were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to mineral resources were incorporated.	None.	None.	N/A	N/A	N/A
5.12	Mineral Resources	This topic was not analyzed in the 1988 EIR and no mitigation measures related to mineral resources were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to mineral resources were incorporated.	None.	None.	N/A	N/A	N/A
5.13	Noise	There were no mitigation measures provided by the certified EIR as noise impacts were determined to not be significant and were closed out in the Initial Study.	None.	None.	None.	N/A	N/A	N/A
PDF-7				PDF-7 Prior to issuance of building permits, the residences within 100 feet of Skyline Ranch Road shall be designed to have a masonry block wall with a minimum height of eight feet installed along their rear or side yard (where applicable) to reduce mobile-source noise from Skyline Ranch Road.				
5.14	Population and Housing	This topic was not analyzed in the 1988 EIR and no mitigation measures related to mineral resources were incorporated.	This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to mineral resources were incorporated.	None.	None.	N/A	N/A	N/A

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5.15-1	Public Services	<p>MM 5.15-1 The project developer will shall work with both the Saugus and Hart School Districts to mitigate project related impacts on school facilities. The Applicant will shall contribute to new construction for schools in accordance with a new State law, AB 2926, which became effective January 1, 1987. The law allows the Districts to impose a maximum of \$1.50 per square foot for new homes and 25 cents per square foot for commercial and industrial development. The fees collected for each project are to be divided among the affected Districts. The current District agreement for splitting the \$1.50/sq ft fee for new residential development is \$0.75/sq ft to Sulphur Springs District and \$0.75/sq ft to Hart School District. The Districts have also agreed to a 50/50 split of the \$0.75/sq ft fee</p>	<p>This topic was not analyzed in Addendum No. 1 and therefore no mitigation measures related to mineral resources were incorporated.</p>	None.	None.	N/A	N/A	N/A
		<p>collected for commercial development within their boundaries. The AB 2926 developer fees and an \$800 million state school bond issue passed in November, 1986, provide the primary mechanisms to construct new school facilities. The AB 2926 legislation sets the required school mitigation for new development. The legislation does not, however, preclude the implementation of alternative mitigation measures or combinations of measures to provide equivalent mitigation for a specific development.</p>						
5.15-3			<p>MM 5.15-3 The Applicant shall pay the required school mitigation fees to fund the construction of new schools and portable classrooms in the Saugus USD and Hart USD.</p>					

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5.17-1	Transportation/Traffic	Intersection No. 1 Seco Canyon Road & Bouquet Canyon Road West Approach: Two left-turn lanes and three through lanes (add one through lane).						
		<ul style="list-style-type: none"> • Add a second westbound left-turn lane at the Bouquet Canyon/Soledad Canyon intersection. 						
		<ul style="list-style-type: none"> • Re-stripe the northbound approach to Valencia Boulevard at Magic Mountain Parkway to accommodate one left-turn lane, two through lanes, and a throughright lane. 						
		<ul style="list-style-type: none"> • Add a combination through/left lane to the northbound approach to Whites Canyon Road at Soledad Canyon Road 						
		<ul style="list-style-type: none"> • Plum Canyon Road shall be connected to Whites Canyon Road. 						
		<ul style="list-style-type: none"> • Whites Canyon Road shall be extended south to Via Princesa and then onto Sierra Highway. 						
5.17-2			Intersection No. 1 Seco Canyon Road & Bouquet Canyon Road West Approach: Two left-turn lanes and three through lanes (add one through lane).	None.				

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5.17-3			Intersection No. 2 Haskell Canyon Road & Bouquet Canyon Road East Approach: One left-turn lane, two through lanes, one shared through/right-turn lane (convert exclusive right-turn lane to shared through/right-turn lane).	None.				
			West Approach: Two left-turn lanes, two through lanes, and one shared through/right-turn lane (add second through lane).					
5.17-4			Intersection No. 3 Bouquet Canyon Road & Plum Canyon Road East Approach: Two left-turn lanes and one shared left-through/right-turn lane (convert shared left-turn/through lane to second left-turn lane and exclusive right-turn lane to shared left-through/right-turn lane)					
5.17-5			Intersection No. 6 Sierra Highway & Soledad Canyon Road: Modify traffic signal to provide an eastbound right-turn overlapping phase that will be operated concurrently during the north bound left-turn phase.					
			• Intersection No. 4, Santa Catalina Road/Golden Valley Road & Plum Canyon Road					
			- East Approach: One left-turn lane, two through lanes and an exclusive right-turn lane (add second through lane).					
			• Intersection No. 12, Heller Circle & Plum Canyon Road					
			- East Approach: One left-turn lane and two through lanes (add second through lane).					
			- Install traffic signal.					
			• Intersection No. 13, La Madrid Drive & Plum Canyon Road					
			- East Approach: One left-turn lane and two through lanes (add one left-turn lane and second through lane).					
			- South Approach: One left-turn lane and one right-turn lane.					
			- West Approach: One through lane and one shared through/right-turn lane. Install traffic sign.					

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			<ul style="list-style-type: none"> • Intersection No. 14, Plum Canyon Road/Whites Canyon Road & Helfer Circle 					
			- North Approach: One through lane and one shared through/right-turn lane.					
			- South Approach: One left-turn lane and two through lanes (add second through lane).					
			- Install traffic signal.					
			• Plum Canyon Road Improvements					
			- Widen and improve the south side of Plum Canyon Road, between the two Helfer Circle intersections, to its ultimate Major Highway dimensions (half roadway), providing two through travel lanes in the eastbound direction.					
5.18-1	Utilities and Service Systems	No mitigation measures were identified in the 1988 EIR.	Construction-related waste shall be recycled as appropriate per the requirements of the County of Los Angeles Department of Works.	None.				
5.18-2			Project design shall include adequate storage areas shall be provided for the collection and removal of recyclable materials, per the requirements of the County of Los Angeles Department of Public Works.	None.				