# Regional Planning Commission Transmittal Checklist

**Project Number:** 00-136-(5)
- Vesting Tentative Tract Map No. 52796
- Conditional Use Permit Case No. 00-136
- Oak Tree Permit Case No. 00-136
- Environmental Assessment Case No. 00-136

**Case(s):**

**Planner:** Tyler Montgomery

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**Reviewed By:** [Signature] 5/26/16
PROJECT SUMMARY

PROJECT OVERVIEW
The applicant proposes a Vesting Tentative Tract Map to create 102 single-family residential lots, eight (8) open space lots, 10 public facility lots, and a private driveway lot (121 total lots) on 230.5 gross acres of hilly, undeveloped terrain south of Pico Canyon Road. The map would also transfer 30 dwelling units from the site’s U-2 land use area to its HM land use area, as allowed under the policies of the 1990 Santa Clarita Valley Area Plan. The site is zoned A-2-2 (Heavy Agricultural—Two Acre Minimum Required Lot Area). The applicant requests a conditional use permit ("CUP") for a density-controlled development, which would allow the development of smaller lots (8,500 square feet average) in exchange for the dedication of 190.1 acres of permanent open space on-site. A CUP is also required for development exceeding the low-density threshold of a hillside management area and for the grading of more than 100,000 cubic yards of earth (1.6 million cubic yards cut, 1.6 million cubic yards fill, 300,000 cubic yards over excavation proposed). Finally, the applicant requests an oak tree permit for the removal of one non-heritage status oak tree. The site would take access from Pico Canyon Road to the north, while a private gated fire access road would connect to Verandah Court to the east. This road, as well as the development’s main access road, would traverse Wickham Canyon Creek, a seasonal drainage that flows northward through the site.

LOCATION
26300 Pico Canyon Road, Stevenson Ranch

ASSESSORS PARCEL NUMBER(S)
2826-097-003; 2826-020-020 through -024; 2826-020-030 through -033

SITE AREA
230.5 gross (228.8 net) acres

ZONED DISTRICT
Newhall

LAND USE DESIGNATION
HM (Hillside Management)—196.1 acres
U-2 (Urban 2—3.4 to 6.6 DU/AC)—29.7 acres
W (Floodway)—4.7 acres

PROPOSED UNITS MAX DENSITY/UNITS COMMUNITY STANDARDS DISTRICT
102 237 None
(31 within U-2) (196 within U-2)
(71 within HM) (41 within HM)
(0 within W) (0 within W)

ENVIRONMENTAL DETERMINATION (CEQA)
An Environmental Impact Report ("EIR") has been prepared for the project (SCH 2014091027). The report has determined that potential impacts to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, public services, and traffic and transportation would be reduced to less than significant with project design features and mitigation measures pursuant to CEQA reporting requirements.
KEY ISSUES

- Consistency with the Santa Clarita Valley Area Plan (1990)
- Satisfaction of the Subdivision Map Act and Title 21 (Subdivisions) of the Los Angeles County Code
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.56.205 (Density-Controlled Development Additional Regulations)
  - 22.56.217 (Hillside Management Area Additional Regulations)
  - 22.56.2100 (Oak Tree Permit Burden of Proof requirements)
  - 22.24.170 (A-2 Zone Development Standards)

CASE PLANNER:  PHONE NUMBER:  E-MAIL ADDRESS:

Tyler Montgomery  (213) 974-6433  tmontgomery@planning.lacounty.gov
ENTITLEMENTS REQUESTED

- Vesting Tentative Tract Map to create 102 single-family residential lots, eight (8) open space lots, 10 public facility lots, and a private driveway lot (121 total lots) on 230.5 gross (228.8 net) acres, pursuant to County Code Section 21.38.010. The map would also transfer 30 dwelling units from the U-2 land use area of the site to the HM land use area, as allowed under the policies of the 1990 Santa Clarita Valley Area Plan ("1990 SCVAP").

- Conditional Use Permit ("CUP") for a density-controlled development in the A-2-2 Zone, for development exceeding the low-density threshold of a Hillside Management Area, and for the grading of more than 100,000 cubic yards of earth, pursuant to County Code Sections 22.56.205, 22.56.217, and 22.24.150.

- Oak Tree Permit for the removal of one non-heritage status oak tree, pursuant to County Code Section 22.56.2060.

PROJECT DESCRIPTION

The Project applicant proposes to develop 102 single-family dwellings and associated supporting infrastructure including local roadways, two 250,000-gallon water tanks with a pump station, water quality treatment basins, and an emergency secondary fire access road within a 230.5-acre Project site. The proposed residential lots would occupy approximately 21.2 acres of the Project site. The Project would require approximately 1,300,000 cubic yards of cut material, 1,300,000 cubic yards of fill material, and 300,000 cubic yards of over-excavation (2,900,000 cubic yards total), with all cut material being used as fill material on the site. The remaining improved areas of the Project site would include 3.8 acres for the water tanks/pump station, 4.3 acres of water quality basins, 9.7 acres of public streets, and 1.4 acres for the emergency secondary fire access road. On-site developed-area drainage would be diverted to filtration ponds prior to discharge into Pico Creek. The Project applicant proposes to widen the segment of Pico Canyon Road that generally traverses the northern boundary of the Project site in accordance with the approved alignment of the road; the improvements also will be consistent with the County’s designation of the roadway as a major arterial. A 24-foot wide paved emergency vehicle access road, connecting with Verandah Court to the east, would be maintained to provide gated emergency fire access. This road would cross the Wickham Canyon drainage with a soft-bottom arch culvert design.

The Project applicant also proposes the preservation of approximately 165 acres of undeveloped, natural area within the southern and western portions of the Project site. A total of 190.1 acres of open space would be included. The current drainage of the Project site would be altered by the construction of "A" Street and Project water quality basins at the location where Pico Creek and Wickham Canyon currently join. Wickham Canyon would also be planted with indigenous native trees and shrubs.
MAP DESCRIPTION The Vesting Tentative Tract Map depicts the proposed 102 single-family residential lots and 10 public facilities lots (water pumps, tanks, and flood control basis) clustered on approximately 39 acres of the northeast portion of the 230-acre project site. The average area of the residential lots is approximately 8,500 square feet. A system of public streets would connect the developed area to Pico Canyon Road to the north. A gated private driveway/fire lane lot would also extend eastward from the development to Verandah Court. Approximately 165 acres of the project site would be held as eight (8) open space lots. These lots would be recorded as restricted use areas to be maintained by the local Homeowners Association (“HOA”). All open space—landscaped and natural—on the Project site would total 190.1 acres.

The segment of Pico Canyon Road that traverses the Project site would be widened and realigned in accordance with its County designation as a major arterial road. As a result, a small portion of the existing road right-of-way would be abandoned. A 12-foot-wide trail easement would also be dedicated to the County along the south side of Pico Canyon Road. This would be in addition to an HOA-maintained trail roughly parallel to “A” Street, which would connect to a proposed trail on land managed by the Santa Monica Mountains Conservancy (“SMMC”).

EXISTING ZONING
The subject property is zoned A-2-2 (Light Agricultural—Two Acre Minimum Required Lot Area).

Surrounding properties are zoned as follows:
North: A-2-2
South: O-S (Open Space)
East: R-A-10,000 (Residential Agricultural—10,000 Square Foot Minimum Required Lot Area)
West: O-S

EXISTING LAND USES
The subject property consists of hilly, undeveloped terrain. Wickham Canyon Creek, a seasonal drainage, flows from south to north through the project site. Some oak woodland area is located on the southwestern portion of the property. The Project site is located in the northern foothills of the Santa Susana Mountains in an unincorporated section of Los Angeles County known as Stevenson Ranch. Regional access to the Project site is provided via Interstate 5 (I-5) located approximately 1.6 miles east of the Project site. Local access to the Project site is provided via Pico Canyon Road, a County master-planned arterial road.

A single-family residential community, Southern Oaks, abuts the Project site on the east. The area to the west of the Project site is mostly undeveloped within Pico Canyon, but this area includes the remaining historic buildings of Mentryville and the
Pico Canyon Oil Field Well No. 4. Mentryville and the Pico Canyon Oil Field Well No. 4 are state historic landmarks managed by the Santa Monica Mountains Conservancy (SMMC). The Pico Canyon Trail, a proposed 5.62-mile trail mostly adjacent to Pico Canyon Road would meander through Pico Canyon in areas generally to the east and southeast of the Project site. A 0.6-mile section of this trail currently exists, extending westward from the trailhead at Stevenson Ranch Parkway to current trail end at the Southern Oaks community. It is planned for this trail to eventually provide access to Mentryville. The areas directly to the north and south of the Project site are mostly undeveloped with moderate to steep variations in topography.

Surrounding properties are developed as follows:
North: Vacant Land
South: Vacant Land, Open Space
East: Single Family Residences, Open Space
West: Open Space, Mentryville Historic Park

ENVIRONMENTAL DETERMINATION
The Los Angeles County ("County") Department of Regional Planning has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an Environmental Impact Report ("EIR") was necessary for the Project. The areas of potential significant environmental impact addressed in the EIR include the following:

- Aesthetics:
  Potential impacts to scenic views and visual character of the area, potential damage to scenic resources, potential light and glare

- Air Quality:
  Regional and cumulative emissions from construction activities; potential exposure of nearby residents to substantial pollutant concentrations during construction

- Biological Resources:
  Potential effects on numerous candidate, sensitive, or special status species and their habitats; potential adverse impact on several sensitive plant communities; potential adverse impact on wetlands; potential adverse impact on oak tree resources

- Cultural Resources:
  Potential impacts on unknown archaeological resources, paleontological resources, and/or human remains

- Geology and Soils:
  Potential exposure of residents to seismic shaking, soil liquefaction, and landslides

- Greenhouse Gas Emissions:
  Generation of greenhouse gas emissions potentially above the thresholds of applicable GHG plans

- Hazards and Hazardous Materials:
Potential release of hazardous materials into the environment during construction activities; existence of on-site oil wells; exposure of people or structures to significant wildland fire risk

- **Hydrology and Water Quality:**
  Potential on-site and downstream impacts to Wickham Canyon and Pico Canyon creeks, including flooding and erosion; potential of increased impervious surfaces exceeding the capacity of stormwater drainage system

- **Land Use and Planning:**
  Consistency with 1990 SCVAP, zoning, and hillside management criteria

- **Noise:**
  Noise generated by on-site and off-site construction equipment, construction traffic, operational noise, and groundborne vibrations

- **Public Services:**
  Construction traffic impact on local schools

- **Traffic/Transportation:**
  Construction and operational traffic impacts on local schools, residents, and area street systems; potential creation of hazardous traffic conditions

The following areas require no further environmental review as described in the Initial Study.

- Agriculture/Forest
- Energy
- Mineral Resources
- Population/Housing
- Recreation
- Utilities/Services

As identified in the EIR, after implementation of the required project design features and mitigation measures, the Project would result in no significant and unavoidable impacts to the environment. The project design features and mitigation measures are included in the Mitigation Monitoring and Reporting Program (“MMRP”) associated with this project.

**STAFF EVALUATION**

**General Plan/Community Plan Consistency**

Because the Project was submitted prior to the adoption of the “One Valley, One Vision” Santa Clarita Valley Area Plan in 2012, the applicant has the option of being reviewed for consistency with the previous SCVAP, which was adopted in 1984 and updated in 1990. The applicant has chosen, therefore, for the Project to be subject to the goals, policies, and land use categories of the 1990 SCVAP.

The Project site is located within three designated land use areas. Approximately 4.5 gross acres of the Project site are designated as “W” (Floodway/Floodplain), within
which any residential development is prohibited; 24.1 gross acres are designated as "U-2" (Urban 2), which allows a density range of 3.4 to 6.6 residential units per acre; and the remaining 201.9 gross acres is designated "HM", (Hillside Management), which consists of slopes greater than 25 percent and in which development is normally constrained to 0.5 residential units per acre for slopes less than 50% in grade and 0.05 dwelling units per acre for slopes with grades of 50% or more.

Of the 201.9 acres within the HM land use category, 147.1 gross acres are within ¼ mile of the U-2 land use category. Under the 1990 SCVAP, areas designated HM with slopes of less than 50% grade that are within ¼ mile of an urban land use category may be granted an increased maximum density of 1.0 dwelling unit per acre, as opposed to the 0.5 dwelling unit per acre normally allowed. Because 89.3 gross acres of the "¼ mile" area have slopes of greater than 50% grade, this density increase would apply only to the remaining 57.8 gross acres. Therefore, when taking into account the gross area and slope of each land use category, the Project site would be allowed a maximum of 228.6 dwelling units, as shown in the table below.

### Density Calculation Table

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Slope grade %</th>
<th>Gross acres</th>
<th>Max. density</th>
<th>Max. units</th>
</tr>
</thead>
<tbody>
<tr>
<td>W</td>
<td>N/A</td>
<td>4.5</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>U-2</td>
<td>N/A</td>
<td>24.1</td>
<td>6.6 DU/AC</td>
<td>159.1</td>
</tr>
<tr>
<td>HM (1/4 mile)</td>
<td>0-49.99</td>
<td>57.8</td>
<td>1.0 DU/AC</td>
<td>57.8</td>
</tr>
<tr>
<td></td>
<td>50+</td>
<td>89.3</td>
<td>0.05 DU/AC</td>
<td>4.5</td>
</tr>
<tr>
<td>HM</td>
<td>0-49.99</td>
<td>9.9</td>
<td>0.5 DU/AC</td>
<td>5.0</td>
</tr>
<tr>
<td></td>
<td>50+</td>
<td>44.9</td>
<td>0.05 DU/AC</td>
<td>2.2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>230.5</strong></td>
<td></td>
<td><strong>228.6</strong></td>
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</table>

The 1990 SCVAP allows for the transfer of density from one land use category to another within a project site when geological or topographic data support the need and when the change is for the purpose of better design and does not increase the total number of units. While the maximum allowed number of units over the entire site is 228, the maximum permitted within the HM land use classification is 69. The applicant proposes to transfer six (6) dwelling units from the U-2 land use category, for a total of 75 dwelling units within the HM land use category. This density transfer is summarized in the table below.

### Density Transfer Table

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Max. units</th>
<th>Proposed units</th>
</tr>
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<tr>
<td>U-2</td>
<td>159</td>
<td>27</td>
</tr>
<tr>
<td>HM</td>
<td>69</td>
<td>75 (6 from U-2)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>228</strong></td>
<td><strong>102</strong></td>
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</table>
The proposed density transfer is consistent with the 1990 SCVAP, as a significant portion of the U-2 land use area would be impractical to develop, given that it consists of steep topography separated from the main Project site by Pico Canyon Road. In addition, the transfer of six dwelling units from the U-2 to the HM land use area would not increase the total number of allowed units, as the total of 102 is less than half of the 228 units that could conceivably be developed.

The following policies of the 1990 SCVAP are applicable to the proposed project:

**LAND USE ELEMENT**

- **Policy 1.1:** Accommodate the year 2010 population and land use demand as projected for the Santa Clarita Valley, designating sufficient area for appropriate use and a reasonable excess to provide adequate flexibility.

Population projections for the area are based on zoning and General Plan land use designations, which anticipate urban growth at the site. Considerable growth is anticipated in just the City of Santa Clarita under the Southern California Area Governments ("SCAG") 2012 Regional Transportation Plan ("RTP"). The RTP’s projected population for Santa Clarita is 175,900 in 2008, 201,900 in 2020, and 237,100 in 2035. Based on an anticipated average household size of 2.87 residents, the Project would generate approximately 293 residents. The 1990 SCV Area Plan anticipated a buildout population of 270,000 and 93,400 housing units by 2010. The 2012 "One Valley, One Vision" Plan anticipates a buildout population of approximately 460,000 to 485,000 residents, comprising approximately 150,000 to 155,000 households over a 20-year planning period (to approximately 2032-2035). The Project’s population increase of approximately 293 residents (per the population growth analysis of the EIR) would represent a small portion of the anticipated growth in the region. Because the Project is consistent with designated land use and anticipated buildout under the 1990 plan, it would be consistent with population and land use demand as projected for the Santa Clarita Valley.

- **Policy 1.2:** Closely monitor growth in the Santa Clarita Valley, so that growth does not exceed the capacity of the existing or planned infrastructure nor result in significant negative environmental impacts.

The Project is consistent with designated land use and anticipated buildout under the 1990 SCV Area Plan. Infrastructure, including proximity to Pico Canyon Road, a planned major arterial, and services, including power, water, and wastewater lines in Pico Canyon Road, as well as available solid waste capacity at Sunshine Canyon Landfill and wastewater treatment capacity at the Saugus and Valencia Water Reclamation Plants are currently available. When necessary, "will serve" letters have been maintained from local service providers. The Project would not exceed the capacities of these services nor result in adverse impacts related to demand.
• **Policy 2.1:** Accommodate population and land use growth in a concentrated, rather than dispersed, pattern, providing for a broad range of densities and types of uses.

The Project would consist of a residential cluster adjacent to an existing approximately 254-unit residential subdivision (Southern Oaks) and the more expansive Stevenson Ranch subdivisions, as well as mixed urban development in the proximity of the Interstate 5 freeway (I-5). The Project site is also within the immediate proximity of Pico Canyon Road, a master-planned arterial that intersects I-5 approximately 1.5 miles to the east of the Project site. The Project would be consistent with the area’s existing pattern of development, which provides for a broad range of uses. While the Project design is low-density residential in nature, it is clustered on a small portion of the overall site near existing development, with the majority of the site set aside as natural open space.

• **Policy 2.4:** Consider residential densities as averages to allow for the clustering of development and/or transfer of unit credit as provided for in the Plan.

Clustering of development within an approximately 20.8-acre portion of the Project site and the transfer of density between the Santa Clarita Area Plan’s U-2 and HM designations, would allow for the preservation of approximately 72 percent of the Project site in a natural condition and improve efficiency.

• **Policy 2.5:** Allow for density transfer (the rearrangement of allowed residential units among various land use classifications on a project site) as a means to attain plan goals such as preservation of hillsides, and to promote superior design and allow flexibility to respond to changing housing needs.

See response to Policy 2.4 above.

• **Policy 3.2:** Require that new development fund the entire cost of all of the infrastructure demand created by the project.

The Permittee would pay for improvements to Pico Canyon Road and “fair share” costs of nearby road infrastructure and provide utility infrastructure from existing termini to the Project site. The Permittee would also be required to pay school, library, and park fees in accordance with state law and County ordinances.

• **Policy 4.1:** In areas deemed significantly hazardous to the health, safety and welfare of the public, limit future development unless appropriate corrective measures are implemented.

The Project is located within a designated Very High Fire Hazard Severity Zone (“VHFHSZ”). The proposed gated fire access road is due to a Fire Department requirement for a secondary access to all developments of more than 75 dwelling units within a VHFHSZ. Project design features, including implementation of a fire protection plan, use of fire-resistant construction for structures adjoining the natural open space areas, establishment of fuel modification/management zones to provide
defensible space and assist in wildland fire suppression, use of fire resistant and non-native drought tolerant landscaping, and installation of fire hydrants spaced at 600 feet or less would be implemented. In addition, the Permittee would comply with the Developer Fee Program with the Los Angeles County Fire Department to further enhance fire protection to the proposed development. The preliminary fuel modification plan for the perimeter portions of the proposed development envelope would incorporate required set back zones, fire road clearance, long-term maintenance requirements, and conceptual planting. Each fuel modification zone would be designed to specifically address fire suppression in different ways. The zones would include requirements for minimum structure setbacks, permanent irrigation systems, fire retardant plants from a County-approved plant list, and landscape and planting maintenance. With the implementation of these features and other measures, fire hazard in the VHFHSZ would be reduced. In addition, the portion of the Project site which contains existing drainage facilities is designated as "W" (Floodway/Floodplain). This designation will not allow occupied dwellings or other occupied uses, and the project design proposes no residential uses within the floodway.

- **Policy 5.1:** Direct future growth away from areas exhibiting high environmental sensitivity to development unless appropriate mitigating measures can be implemented.
- **Policy 5.2:** Minimize disruption and degradation of the environment as development occurs, working with nature in the design of land uses so that they are compatible with natural environmental systems.
- **Policy 5.5:** Minimize environmental degradation by enforcing controls on sources of pollutants (including visual pollution and noise).

Development would be clustered adjacent to existing development to the east of the Project site. The portion of the Project site proposed for preservation (permanent natural hillside) is located in the south and west of the Project site, adjacent to off-site natural and more environmentally sensitive areas. In addition, the proposed preserved natural open space area contains prominent ridgelines and the majority of the Project’s coast live oaks, which would be preserved by clustering development. One oak tree would be removed, although mitigation trees and other measures will be required by the requested oak tree permit. While the Wickham Canyon drainage will be crossed twice by proposed roadways, the portion crossed by "A" Street (the main access road) is immediately adjacent to a channelized portion of Pico Creek, and the fire access road crossing would utilize a soft-bottom arch culvert design. These factors, as well as the fact that the fire road would be gated and rarely traveled by cars, lessen the Project’s disruption to Wickham Canyon as a wildlife corridor.
COMMUNITY DESIGN ELEMENT

- **Policy 1.1:** Mitigate where possible undesirable impacts of development on adjacent land uses through utilization of appropriate buffers, building codes and standards.

The Project would be broadly set back from adjacent residential uses, as well as separated from the nearest off-site uses by an existing drainage. Visibility between the residential subdivisions would be reduced by topographic features. Cut and fill slopes would be revegetated to soften the appearance of the Project's grading. Because of the broad setbacks, obscured visibility, and compatibility of use (single-family residences), the Project would not cause an undesirable visual impact relative to the adjacent uses. With the exception of the fire access road and some landscaping, the development would not be visible from residences to the east, and all major ridgelines separating the Project site from open space areas to the south and west would be unaffected.

- **Policy 2.1:** Carefully integrate physical development in rural areas into the natural environmental setting.

The Project would cluster development near existing infrastructure and residential uses and provide approximately 165 acres of natural open space. The Project's open space component would be located in the south and west sectors of the property, in an area contiguous to existing natural and rural uses. The Wickham Canyon area in the east sector of the Project site would be planted with indigenous native trees and shrubs.

- **Policy 3.2:** Require that all new power distribution networks, communication lines, and other service network facilities be located underground wherever practical. Transmission lines should be located underground where feasible.

All service lines to the Project site would be located underground.

CIRCULATION ELEMENT

- **Policy 1.5:** Consider the provision of pedestrian and bicycle access to major shopping centers in the Santa Clarita Valley.

The improvement of this portion of Pico Canyon Road will add sidewalks, and sidewalks will be provided on all internal residential streets. This will allow for pedestrian and bicycle access to the nearest major shopping center, which is approximately one mile to the east.

- **Policy 1.7:** Implement an arterial network that will adequately serve the rural to urban, recreational, emergency, and everyday circulation needs of the Santa Clarita Valley.
The Project proposes to widen Pico Canyon Road to its full planned width as a major arterial per the adopted Highway Plan.

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

- **Policy 1.5:** Encourage clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain where consistent with existing community character.

The Project would cluster development near existing infrastructure and residential uses and provide approximately 165 acres of natural open space. The Project’s open space component would be located in the south and west sectors of the property, in an area contiguous to existing natural and rural uses.

- **Policy 1.6:** Protect known archaeological and historical resources to the extent appropriate.
- **Policy 1.7:** Require archaeological surface reconnaissance and impact assessment by a qualified archaeologist for any significant development proposed on, or adjacent to, known archaeological sites.

While there are no known specific historical or archaeological resources on the Project site, the MMRP would require work stoppage and analysis should any such resources be uncovered. In addition, a tribal monitor from the Tataviam Fernandeno Band of Mission Indians shall be required during ground disturbance activities.

- **Policy 6.1:** As funding becomes available, implement the Trails Plan for the Santa Clarita Valley.

As per the existing Trails Plan, the Department of Parks and Recreation is requiring the applicant to dedicate and improve a public trail adjacent to Pico Canyon Road. The Project would also construct a privately maintained trail from proposed "A" Street to a proposed trail on land managed by the Santa Monica Mountains Conservancy.

Zoning Ordinance and Development Standards Compliance

The project site is within the A-2-2 Zone (Heavy Agricultural—Two Acre Required Minimum lot area) and is subject to the following standards:

- **Minimum Lot Size**

The Project site is zoned A-2-2, which allows for single-family residential uses on a two-acre minimum lot size. A maximum of 115 residential units would be allowed on the approximately 230.5-acre Project site under the A-2-2 Zone (one residential unit per two acres). However, because much of the site is located within a Hillside Management area (greater than 25 percent slope), it would be impractical and undesirable to disperse two-acre residential lots over the entirety of the project site.
To achieve the proposed development of 102 residential lots, a CUP for density-controlled development (clustering) under Section 22.56.205 of the County Code is proposed. Under the proposed CUP, the Project’s 102 single-family residential lots with an average size of 8,500 square feet would be clustered within an approximately 20.8-acre portion of the Project site, and approximately 165 acres of undeveloped area would be permanently preserved as natural open space. This is in addition to 25.1 acres of landscape area, for a total of 190.1 acres of open space (82.5% of the gross area). With the implementation of the CUP for density control, the Project would not exceed the total number of residential lots allowed under the A-2-2 zone.

- **Hillside Management**
  Section 22.56.217 of the County Code imposes additional requirements for projects within hillside management areas. The Project site is located within a designated rural hillside management area, as it contains slopes of greater than 25% grade and is designated as "HM" (Hillside Management) under the 1990 SCVAP. Under the hillside management criteria in effect until 2015—which would be the applicable criteria for this project—any development that exceeds a certain low-density threshold in a rural hillside management area is required to obtain a Hillside Management CUP ("HM-CUP"). This threshold is calculated based on slope density, area, and 1990 SCVAP land use classification, as indicated in the table below.

### Hillside Management Table

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Slope grade %</th>
<th>Gross acres</th>
<th>Low-density threshold</th>
<th>Low yield # of units</th>
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Because the Project proposes a total of 102 dwelling units, it exceeds the low-density threshold of 90.6 units and therefore requires a HM-CUP. A minimum of 70% of the net area of all HM-CUP projects must be preserved as open space. When counting landscaped and natural open space, the Project proposes to preserve 190.1 acres, which is approximately 83.1% of the site's net area of 228.8
acres. Any project requesting a HM-CUP must demonstrate that it would meet the following criteria:

a. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard

b. That the proposed project is compatible with the natural biotic, cultural, scenic, and open space resources of the area

c. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with objectives and policies of the General Plan

d. The proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents

The conformance of the Project with these criteria is analyzed in the “Neighborhood Impact/Land Use Compatibility” section below.

- **Grading**
  Section 22.24.150 of the County Code requires a CUP for any grading project in the A-2 Zone that exceeds 100,000 cubic yards of earthmoving. The proposed Project would require 1,300,000 cubic yards of cut and 1,300,000 cubic yards of fill, balanced on-site, as well as 300,000 cubic yards of over-excavation, for a total grading amount of 2,900,000 cubic yards. As a result, a CUP for grading is required.

- **Oak Tree Removal**
  The removal or encroachment upon the protected zone of one oak tree for any development other than one single-family residence requires an Oak Tree Permit, pursuant to Section 22.56.2060 of the County Code. The applicant is proposing to remove one oak tree in the north-central area of the project site. As required, the applicant has submitted an oak tree report by a certified arborist. This report, as well as the oak tree in question, was reviewed by the County Forester, who drafted conditions, including the planting of mitigation trees, to lessen the impact of the oak tree removal. Draft Oak Tree Permit conditions, including those prepared by the Forester, have been attached to this report. An area designated as oak woodland would be preserved on the southwestern portion of the Project site.
Site Visit
Regional Planning staff has visited the Project site numerous times since the application was filed, with the most recent comprehensive tour occurring in October of 2014. Staff also visited the site in May of 2016 to confirm that public hearing notices had been properly posted. Staff can confirm that the topography and conditions of the site are accurately represented in the applicant’s submitted maps and in the EIR.

Burden of Proof
The applicant is required to substantiate all facts identified by Section(s) 22.56.205, 22.56.215, and 22.56.2100 of the County Code, which pertain to CUPs for density-controlled development, hillside management, and Oak Tree Permits. The Burden of Proof statements with applicant’s responses are attached. Staff is of the opinion that the applicant has met the burden of proof for each of these permits.

Neighborhood Impact/Land Use Compatibility

- **Land Use and Area Plan Compatibility**
  As discussed in “General Plan/Community Plan Consistency” section above, the Project would be consistent with applicable policies of the 1990 SCVAP in that it would not exceed population projections and would be consistent with the Plan’s land use designations of “W”, “U-2”, and “HM.”

The total proposed development footprint and number of dwelling units has been downsized several times since the Project was originally submitted in the year 2000, and the Project has gone through the extensive Subdivision Committee review process. Consequently, the Project would be consistent with Plan policies to take into consideration the sensitivities of natural environmental systems, hazards, infrastructure service capacities, aesthetics, and other constraints. This is done, partially, by preserving approximately 165 acres of natural open space and 190 acres of total open space (approximately 72% and 83% the net Project area, respectively). The development of 102 units on the Project site is also less than half of the Project site’s maximum yield of 228 units under the 1990 SCVAP. Numerous project design features and mitigation measures detailed in the EIR and MMRP would result in the Project’s less-than-significant impacts to the environment. Required fuel modification and site design, including the secondary fire access road, would reduce potential fire hazards to acceptable levels.

- **HM-CUP Consistency**
  The design of the Project would also comply with the requirements of the HM-CUP, which are delineated in the “Zoning Ordinance and Development Standards Compliance” section above. The Project would require approximately 1,300,000 cubic yards of cut material, with all cut material being used as fill material within the site plus 300,000 cubic yards of estimated over-excavation.
Grading of the site would include hillside slopes to remediate existing geologic conditions and to create stable building pads and internal roadways. For geotechnical safety, the project would incorporate design features to remove all alluvial soils susceptible to liquefaction that are proposed for development. All manufactured slopes will be stabilized by maintaining slope inclinations to no steeper than 2:1 (horizontal:vertical). Potential debris flow will be reduced by removing loose surficial material, constructing debris basins, and constructing stable fill slopes. In addition, all surficial failures within the grading limits will be removed during grading, and all alluvial deposits within the grading footprint will be removed as part of the project. Surface drainage will be directed to terrace drains or debris basins, and all slope terrace drains will be kept clear of all debris to limit impounding or surface water. Storm flows will be directed into water quality control basins prior to entering the public storm drain system. Finally, graded slopes will be seeded with deep-rooting, drought-resistant vegetation to minimize erosion. The HM-CUP requirements for nearby infrastructure and creative design are also required for density-controlled developments are addressed below.

- **Density-Controlled Development CUP Consistency**
  Projects requiring a CUP for density-controlled development are required to meet certain criteria in order to be approved. In addition to the incorporation of certain conditions of approval, these projects are required to meet the general CUP burden of proof, which—among other things—mandates that a Project not adversely affect the health, comfort, or welfare of other persons in the vicinity, not be detrimental or endanger surrounding properties, that it be adequately integrated into the surrounding area, and that it be adequately served by necessary infrastructure.

The density-controlled project design provides natural buffer zones along the southern and western project boundaries, adjacent to existing open space resources. The on-site oak woodlands are located outside of the development footprint and would not be affected by the project design. While the upper Wickham Canyon drainage would be crossed by the proposed fire access road, the fact that a soft-bottom arch culvert is utilized, coupled with the near absence of traffic on the road, would lessen its negative effect on the natural wildlife corridor. The MMRP would mitigate all Project impacts to sensitive biological resources. Aesthetic concerns would also be addressed. Ridgelines between Mentryville and the proposed developed area will remain in their natural conditions, and the clustered project design will minimize changes to views along Pico Canyon Road and Pico Canyon Trail. The developed areas of the Project would be largely screened from view from Southern Oaks residences bordering the Project site to the east, with the exception of development of the emergency access road, main access road, and new landscaping. However, the project will be visible along a limited portion of Pico Canyon Road.
Development would be located adjacent to existing infrastructure and utility systems along Pico Canyon Road, all of which have indicated the ability to serve the site. In addition, the Project would provide housing in an existing urbanized area with nearby services and employment opportunities fronting the I-5 corridor 1.5 miles to the east. Also, the proposed design, scale, average lot size, and development pattern of the proposed single-family residential uses are consistent with the single-family Southern Oaks development located to east of the site. The clustered design of the Project allows for the development of similar houses on smaller lots, with a much larger preserve of natural open space than that of neighboring developments. It also avoids grading the most prominent slopes and ridgelines of the Project site. For these reasons, the proposed Project would constitute creative design and complimentary visual quality.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS
The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee for the map dated September 16, 2015, all departments have cleared the project for public hearing and approval. The full Subdivision Committee Report of October 15, 2015 is attached. All County departments named above, as well as the Sheriff’s Department and County Library, were also consulted regarding the Draft EIR (“DEIR”), which was circulated to them from December 8, 2015 to January 21, 2016. The Final EIR (“FEIR”) responds to all comments received during this period and is included as an appendix to this report.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS
The DEIR was circulated to numerous other agencies from December 8, 2015 to January 21, 2016. This was done through the State Clearinghouse, as well as individual agency consultations. Responses were received from the Governor’s Office of Planning and Research (“OPR”), the California Department of Fish and Wildlife (“CDFW”), the California Department of Transportation (“Caltrans”), the Santa Monica Mountains Conservancy (“SMMC”), the Castaic Lake Water Agency (“CLWA”), the Fernandeno Tataviam Band of Mission Indians, the Santa Clarita Organization for Preservation of the Environment (“SCOPE”), and the Sierra Club. The FEIR responds to all comments received during this period, and several project design features and mitigation measures were added as a result.

LEGAL NOTIFICATION AND PUBLIC OUTREACH
In accordance with Section 15050 of the State CEQA Guidelines, the County is the lead agency that had prepared both the Draft and Final EIR for the Project, known as Aidlin Hills Project. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified by mail, newspaper, property posting; library posting and on the Department of Regional Planning’s (DRP) website of
the January 11, 2016 Hearing Examiner hearing that was conducted on the Draft EIR by a DRP Hearing Examiner. A newspaper notice was published in The Signal and La Opinion on December 8, 2015. Notices to property owners and tenants located within a 1,000-foot radius of the property boundaries, and to two local libraries, were mailed on December 1, 2015. Notices were verified to be posted on the subject property and were made available on the DRP’s website on December 1, 2015. On December 7, 2015, a Notice of Completion and Notice of Availability (NOC-NOA) of a Draft EIR was posted at the Los Angeles County Clerk’s office. The NOC-NOA was sent by mail or delivery service to required agencies, including the State Clearinghouse and other interested parties. The NOC-NOA was also posted on the Project site and on the DRP’s website. The formal public review period for the Draft EIR was from December 8, 2015 to January 21, 2016. Comments on the Draft EIR were received during the comment period, and those comments are responded to in this Final EIR. Public comments not already mentioned above include two speakers during the Hearing Examiner meeting. These comments were both requests to confirm an access easement across the Project site, which does not pertain to the issues explored in the EIR.

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of this public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS
Since the distribution of the notice of public hearing, Staff has received one letter from the Santa Monica Mountains Conservancy (“SMMC”) dated May 23, 2016. This letter is in addition to their DEIR comment letter, the contents of which are addressed in the FEIR. In this letter, the SMMC restates its position that the EIR is inadequate, as it does not believe that all potentially significant impacts have been mitigated to a level of no significance through the MMRP. Specifically, it does not accept the notion that on-site preservation of natural open space, along with some habitat enhancement measures, are adequate mitigations for the removal of natural area from the same site. It also questions why the site is not being developed under the “One Valley, One Vision Density Control Alternative” of the EIR, as this was deemed to be the alternative of least impact, other than the “No Development” alternative. While the EIR stated that this alternative was not fiscally viable, SMMC states that no evidence was cited to prove this.

The points raised by SMMC are very similar to its comments on the DEIR, and these have been addressed in detail within Section 2.5 of the FEIR. To summarize, because the project site is adjacent to existing residential development and east of lands managed by SMMC, it is Staff’s contention that the development of the northeastern portion of the project site would not eliminate core habitat area or inhibit the functionality of adjacent natural areas. While there would be potentially significant environmental impacts to such a project, the proposed mitigation measures of the MMRP would adequate address these and result in a project with less-than-significant impacts. Such
mitigation measures include the preservation of 165 acres of natural open space, as well as invasive plant removal and habitat enhancements for potential sensitive species within these areas. While the applicant did not provide specific data showing the "One Valley, One Vision Density Control Alternative" to be financially infeasible, they have offered to provide it at the Commission’s request. Regardless, the downsizing of the development from 102 to 20 dwelling units would not meet the EIR-stated Project Objective of providing a significant number of new dwelling units on the site. No other public comments were received during this period.

FEES/DEPOSITS
If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION
The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends APPROVAL of Project No. 00-136-(5), Vesting Tentative Tract Map 52796, Conditional Use Permit No. 00-136, and Oak Tree Permit No. 00-136, subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT ASSOCIATED WITH ENVIRONMENTAL ASSESSMENT NO. 00-136, ALONG WITH THE REQUIRED FINDINGS OF FACT, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

Entitlement:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE TRACT MAP NO. 52796, CONDITIONAL USE PERMIT NO. 00-136, AND OAK TREE PERMIT NO. 00-136, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Tyler Montgomery, Senior Regional Planning Assistant, Land Divisions Section
Reviewed by Kim K. Szalay, Supervising Regional Planner, Land Divisions Section
Attachments:
Draft Findings, Draft Conditions of Approval
Subdivision Committee Report (10/15/15)
Applicant’s Burden of Proof statements
Letter from SMMC (05/23/16)
Aerial Image, Site Photographs
Photo Simulations
GIS Maps
Oak Tree Map
Slope Density Map
Vesting Tentative Tract Map (09/16/15)
Exhibit “A” (09/16/15)
FEIR & MMRP (Appendix)

KKS:TM
05/26/16
DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 00-136-(5)
VESTING TENTATIVE TRACT MAP NO. 52796

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on June 8, 2016, in the matter of Project No. 00-136, consisting of Vesting Tentative Tract Map No. 52796, Conditional Use Permit No. 00-136, and Oak Tree Permit No. 00-136. An EIR Environmental Assessment No. 00-136 is associated with this project.

2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Vesting Tentative Tract Map to create 102 single-family residential lots, eight (8) open space lots, 10 public facility lots, and a private driveway lot (121 total lots) on 230.5 gross (228.8 net) acres, pursuant to County Code Section 21.38.010. The map would also transfer 30 dwelling units from the U-2 land use area of the site to the HM land use area, as allowed under the policies of the 1990 Santa Clarita Valley Area Plan ("1990 SCVAP").

3. **LOCATION.** The project site is located at 26300 Pico Canyon Road in the community of Stevenson Ranch.

4. **PROJECT DESCRIPTION.** The Project applicant proposes to develop 102 single-family dwellings and associated supporting infrastructure including local roadways, two 250,000-gallon water tanks with a pump station, water quality treatment basins, and an emergency secondary fire access road within a 230.5-acre Project site. The proposed residential lots would occupy approximately 21.2 acres of the Project site. The Project would require approximately 1,300,000 cubic yards of cut material, 1,300,000 cubic yards of fill material, and 300,000 cubic yards of over-excavation (2,900,000 cubic yards total), with all cut material being used as fill material on the site. The remaining improved areas of the Project site would include 3.8 acres for the water tanks/pump station, 4.3 acres of water quality basins, 9.7 acres of public streets, and 1.4 acres for the emergency secondary fire access road. On-site developed-area drainage would be diverted to filtration ponds prior to discharge into Pico Creek. The Project applicant proposes to widen the segment of Pico Canyon Road that generally traverses the northern boundary of the Project site in accordance with the approved alignment of the road; the improvements also will be consistent with the County's designation of the roadway as a major arterial. A 24-foot wide paved emergency vehicle access road, connecting with Verandah Court to the east, would be maintained to provide gated emergency fire access. This road would cross the Wickham Canyon drainage with a soft-bottom arch culvert design.

The Project applicant also proposes the preservation of approximately 165 acres of undeveloped, natural area within the southern and western portions of the Project.
site. A total of 190.1 acres of open space would be included. The current
drainage of the Project site would be altered by the construction of “A” Street and
Project water quality basins at the location where Pico Creek and Wickham
Canyon currently join. Wickham Canyon would also be planted with indigenous
native trees and shrubs.

5. **TOPOGRAPHY.** The subject property consists of 230.5 acres of hilly, undeveloped
terrain. Wickham Canyon Creek, a seasonal drainage, flows from south to north
through the project site. Some oak woodland area is located on the southwestern
portion of the property. The Project site is located in the northern foothills of the
Santa Susana Mountains in an unincorporated section of Los Angeles County
known as Stevenson Ranch.

6. **ZONING.** The subject property is zoned A-2-2 (Light Agricultural—Two Acre
Minimum Required Lot Area).

7. **LAND USE CLASSIFICATION.** Because the Project was submitted prior to the
adoption of the “One Valley, One Vision” Santa Clarita Valley Area Plan in 2012,
the applicant has the option of being reviewed for consistency with the previous
SCVAP, which was adopted in 1984 and updated in 1990. The applicant has
chosen, therefore, for the Project to be subject to the goals, policies, and land use
categories of the 1990 SCVAP.

The Project site is located within three designated land use areas of the 1990
SCVAP. Approximately 4.5 gross acres of the Project site are designated as "W"
(Floodway/Floodplain), within which any residential development is prohibited; 24.1
gross acres are designated as “U-2” (Urban 2), which allows a density range of 3.4
to 6.6 residential units per acre; and the remaining 201.9 gross acres is designated
"HM", (Hillside Management), which consists of slopes greater than 25 percent and
in which development is normally constrained to 0.5 residential units per acre for
slopes less than 50% in grade and 0.05 dwelling units per acre for slopes with
grades of 50% or more.

8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

North: A-2-2
South: O-S (Open Space)
East: R-A-10,000 (Residential Agricultural—10,000 Square Foot Minimum
      Required Lot Area)
West: O-S

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius
include:

North: Vacant Land
South: Vacant Land, Open Space  
East: Single Family Residences, Open Space  
West: Open Space, Mentryville Historic Park

10. SITE ACCESS. Pico Canyon Road provides street frontage and access to the Project site. Interstate 5 is located approximately 1.5 miles to the east.

11. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS. The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee for the map dated September 16, 2015, all departments have cleared the project for public hearing and approval. The full Subdivision Committee Report of October 15, 2015 is attached. All County departments named above, as well as the Sheriff’s Department and County Library, were also consulted regarding the Draft EIR (“DEIR”), which was circulated to them from December 8, 2015 to January 21, 2016. The Final EIR (“FEIR”) responds to all comments received during this period and is included as an appendix to this report.

12. OTHER AGENCY COMMENTS AND RECOMMENDATIONS. The DEIR was circulated to numerous other agencies from December 8, 2015 to January 21, 2016. This was done through the State Clearinghouse, as well as individual agency consultations. Responses were received from the Governor’s Office of Planning and Research (“OPR”), the California Department of Fish and Wildlife (“CDFW”), the California Department of Transportation (“Caltrans”), the Santa Monica Mountains Conservancy (“SMMC”), the Castaic Lake Water Agency (“CLWA”), the Fernandeno Tataviam Band of Mission Indians, the Santa Clarita Organization for Preservation of the Environment (“SCOPE”), and the Sierra Club. The FEIR responds to all comments received during this period, and several project design features and mitigation measures were added as a result. No further comments were made regarding the requested permits.

13. ENVIRONMENTAL DETERMINATION.  
The Los Angeles County Department of Regional Planning has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an Environmental Impact Report (“EIR”) was necessary for the Project. The areas of potential significant environmental impact addressed in the EIR include aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, and traffic/transportation. The Initial Study determined that no further environmental review as required for agriculture/forest, energy, mineral resources, population/housing, recreation, and utilities/services.

As identified in the EIR, after implementation of the required project design features and mitigation measures, the Project would result in no significant and
unavoidable impacts to the environment. The project design features and mitigation measures are included in the Mitigation Monitoring and Reporting Program ("MMRP") associated with this project.

14. LEGAL NOTIFICATION AND PUBLIC OUTREACH.
In accordance with Section 15050 of the State CEQA Guidelines, the County is the lead agency that had prepared both the Draft and Final EIR for the Project, known as Aidlin Hills Project. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified by mail, newspaper, property posting, library posting and on the Department of Regional Planning's (DRP) website of the January 11, 2016 Hearing Examiner hearing that was conducted on the Draft EIR by a DRP Hearing Examiner. A newspaper notice was published in The Signal and La Opinion on December 8, 2015. Notices to property owners and tenants located within a 1,000-foot radius of the property boundaries, and to two local libraries, were mailed on December 1, 2015. Notices were verified to be posted on the subject property and were made available on the DRP's website on December 1, 2015. On December 7, 2015, a Notice of Completion and Notice of Availability (NOC-NOA) of a Draft EIR was posted at the Los Angeles County Clerk's office. The NOC-NOA was sent by mail or delivery service to required agencies, including the State Clearinghouse and other interested parties. The NOC-NOA was also posted on the Project site and on the DRP's website. The formal public review period for the Draft EIR was from December 8, 2015 to January 21, 2016. Comments on the Draft EIR were received during the comment period, and those comments are responded to in this Final EIR. Public comments not already mentioned above include two speakers during the Hearing Examiner meeting. These comments were both requests to confirm an access easement across the Project site, which does not pertain to the issues explored in the EIR.

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

15. PUBLIC COMMENTS. Since the distribution of the notice of public hearing, the County has received one letter from the Santa Monica Mountains Conservancy ("SMMC") dated May 23, 2016. This letter is in addition to their DEIR comment letter, the contents of which are addressed in the FEIR. In this letter, the SMMC restates its position that the EIR is inadequate, as it does not believe that all potentially significant impacts have been mitigated to a level of no significance through the MMRP. Specifically, it does not accept the notion that on-site preservation of natural open space, along with some habitat enhancement measures, are adequate mitigations for the removal of natural area from the same site. It also questions why the site is not being developed under the "One Valley, One Vision Density Control Alternative" of the EIR, as this was deemed to be the alternative of least impact, other than the "No Development" alternative. While the
EIR stated that this alternative was not fiscally viable, SMMC states that no evidence was cited to prove this.

The points raised by SMMC are very similar to its comments on the DEIR, and these have been addressed in detail within Section 2.5 of the FEIR. To summarize, because the project site is adjacent to existing residential development and east of lands managed by SMMC, it is the County’s contention that the development of the northeastern portion of the project site would not eliminate core habitat area or inhibit the functionality of adjacent natural areas. While there would be potentially significant environmental impacts to such a project, the proposed mitigation measures of the MMRP would adequate address these and result in a project with less-than-significant impacts. Such mitigation measures include the preservation of 165 acres of natural open space, as well as invasive plant removal and habitat enhancements for potential sensitive species within these areas. While the applicant did not provide specific data showing the “One Valley, One Vision Density Control Alternative” to be financially infeasible, the down sizing of the development from 102 to 20 dwelling units would not meet the EIR-stated Project Objective of providing a significant number of new dwelling units on the site. No other public comments were received during this period.

16. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Regional Planning Commission on June 8, 2016.

17. **VESTING MAP.** The subject tract map has been submitted as a “vesting” tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

18. **PLAN CONSISTENCY.**
   Because the Project was submitted prior to the adoption of the “One Valley, One Vision” Santa Clarita Valley Area Plan in 2012, the applicant has the option of being reviewed for consistency with the previous SCVAP, which was adopted in 1984 and updated in 1990. The applicant has chosen, therefore, for the Project to be subject to the goals, policies, and land use categories of the 1990 SCVAP.

The Project site is located within three designated land use areas. Approximately 4.5 gross acres of the Project site are designated as “W” (Floodway/Floodplain), within which any residential development is prohibited; 24.1 gross acres are designated as “U-2” (Urban 2), which allows a density range of 3.4 to 6.6 residential units per acre; and the remaining 201.9 gross acres is designated “HM”, (Hillside Management), which consists of slopes greater than 25 percent and in which development is normally constrained to 0.5 residential units per acre for slopes less than 50% in grade and 0.05 dwelling units per acre for slopes with grades of 50% or more.

Of the 201.9 acres within the HM land use category, 147.1 gross acres are within ¼ mile of the U-2 land use category. Under the 1990 SCVAP, areas designated
HM with slopes of less than 50% grade that are within ¼ mile of an urban land use category may be granted an increased maximum density of 1.0 dwelling unit per acre, as opposed to the 0.5 dwelling unit per acre normally allowed. Because 89.3 gross acres of the “¼ mile” area have slopes of greater than 50% grade, this density increase would apply only to the remaining 57.8 gross acres. Therefore, when taking into account the gross area and slope of each land use category, the Project site would be allowed a maximum of 228.6 dwelling units.

The 1990 SCVAP allows for the transfer of density from one land use category to another within a project site when geological or topographic data support the need and when the change is for the purpose of better design and does not increase the total number of units. While the maximum allowed number of units over the entire site is 228, the maximum permitted within the HM land use classification is 69. The applicant proposes to transfer six (6) dwelling units from the U-2 land use category, for a total of 75 dwelling units within the HM land use category.

The proposed density transfer is consistent with the 1990 SCVAP, as a significant portion of the U-2 land use area would be impractical to develop, given that it consists of steep topography separated from the main Project site by Pico Canyon Road. In addition, the transfer of six dwelling units from the U-2 to the HM land use area would not increase the total number of allowed units, as the total of 102 is less than half of the 228 units allowed.

Several policies of the 1990 SCVAP are also applicable to the project, including several regarding the accommodation of population increases through development in concentrated, clustered pockets, allowing appropriate transfers of density across a project site, the avoidance of hazardous conditions and environmental degradation, the integration of development into its surroundings, and the provision of adequate circulation and infrastructure systems.

19. ZONING CODE CONSISTENCY.
The Regional Planning Commission finds that the Project would be consistent with the applicable regulations of the Zoning Code. The project site is within the A-2-2 Zone (Heavy Agricultural—Two Acre Required Minimum lot area) and is subject to the following standards:

- **Minimum Lot Size**
The Project site is zoned A-2-2, which allows for single-family residential uses on a two-acre minimum lot size. A maximum of 115 residential units would be allowed on the approximately 230.5-acre Project site under the A-2-2 Zone (one residential unit per two acres). However, because much of the site is located within a Hillside Management area (greater than 25 percent slope), it would be impractical and undesirable to disperse two-acre residential lots over the entirety of the project site. To achieve the proposed development of 102 residential lots, a CUP for density-controlled development (clustering) under Section 22.56.205
of the County Code is proposed. Under the proposed CUP, the Project's 102 single-family residential lots with an average size of 8,500 square feet would be clustered within an approximately 20.8-acre portion of the Project site, and approximately 165 acres of undeveloped area would be permanently preserved as natural open space. This is in addition to 25.1 acres of landscape area, for a total of 190.1 acres of open space (82.5 percent of the gross area). With the implementation of the CUP for density control, the Project would not exceed the total number of residential lots allowed under the A-2-2 zone.

- **Hillside Management**
  Section 22.56.217 of the County Code imposes additional requirements for projects within hillside management areas. The Project site is located within a designated rural hillside management area, as it contains slopes of greater than 25% grade and is designated as "HM" (Hillside Management) under the 1990 SCVAP. Under the hillside management criteria in effect until 2015—which would be the applicable criteria for this project—any development that exceeds a certain low-density threshold in a rural hillside management area is required to obtain a Hillside Management CUP ("HM-CUP"). This threshold is calculated based on slope density, area, and 1990 SCVAP land use classification.

  Because the Project proposes a total of 102 dwelling units, it exceeds the low-density threshold of 90.6 units and therefore requires a HM-CUP. A minimum of 70% of the net area of all HM-CUP projects must be preserved as open space. When counting landscaped and natural open space, the Project proposes to preserve 190.1 acres, which is approximately 83.1 percent of the site's net area of 228.8 acres. The HM-CUP has been applied for and will be considered under a separate approval.

- **Grading**
  Section 22.24.150 of the County Code requires a CUP for any grading project in the A-2 Zone that exceeds 100,000 cubic yards of earthmoving. The proposed Project would require 1,300,000 cubic yards of cut and 1,300,000 cubic yards of fill, balanced on-site, as well as 300,000 cubic yards of over-excavation, for a total grading amount of 2,900,000 cubic yards. As a result, a CUP for grading is required. This CUP has been applied for and will be considered under a separate approval.

- **Oak Tree Removal**
  The removal or encroachment upon the protected zone of one oak tree for any development other than one single-family residence requires an Oak Tree Permit, pursuant to Section 22.56.2060 of the County Code. The applicant is proposing to remove one oak tree in the north-central area of the project site. As required, the applicant has submitted an oak tree report by a certified arborist. This Oak Tree Permit has been applied for and will be considered under a separate approval.
20. **LAND USE COMPATIBILITY.** The Regional Planning Commission finds that the Project would be consistent with applicable policies of the 1990 SCVAP in that it would not exceed population projections and would be consistent with the Plan’s land use designations of “W”, “U-2”, and “HM.”

The total proposed development footprint and number of dwelling units has been downsized several times since the Project was originally submitted in the year 2000, and the Project has gone through the extensive Subdivision Committee review process. Consequently, the Project would be consistent with Plan policies to take into consideration the sensitivities of natural environmental systems, hazards, infrastructure service capacities, aesthetics, and other constraints. This is done, partially, by preserving approximately 165 acres of natural open space and 190 acres of total open space (approximately 72% and 83% the net Project area, respectively). The development of 102 units on the Project site is also less than half of the Project site’s maximum yield of 228 units under the 1990 SCVAP.

21. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed. The density-controlled project design provides natural buffer zones along the southern and western project boundaries, adjacent to existing open space resources. The on-site oak woodlands are located outside of the development footprint and would not be affected by the project design. While the upper Wickham Canyon drainage would be crossed by the proposed fire access road, the fact that a soft-bottom arch culvert is utilized, coupled with the near absence of traffic on the road, would lessen its negative effect on the natural wildlife corridor. The MMRP would mitigate all Project impacts to sensitive biological resources. Aesthetic concerns would also be addressed. Ridgelines between Mentryville and the proposed developed area will remain in their natural conditions, and the clustered project design will minimize changes to views along Pico Canyon Road and Pico Canyon Trail. The developed areas of the Project would be largely screened from view from Southern Oaks residences bordering the Project site to the east, with the exception of development of the emergency access road, main access road, and new landscaping.

Development would be located adjacent to existing infrastructure and utility systems along Pico Canyon Road, all of which have indicated the ability to serve the site. In addition, the Project would provide housing in an existing urbanized area with nearby services and employment opportunities fronting the I-5 corridor 1.5 miles to the east. Also, the proposed design, scale, average lot size, and development pattern of the proposed single-family residential uses are consistent with the single-family Southern Oaks development located to east of the site. The clustered design of the Project allows for the development of similar houses on smaller lots, with a much larger preserve of natural open space than that of neighboring developments. It also avoids grading the most prominent slopes and ridgelines of the Project site. For these reasons, the proposed Project would constitute creative design and complimentary visual quality.
22. **SEWER DISCHARGE.** The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.

23. **DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, and geologic and soils factors are already adequately addressed. Required fuel modification and site design, including the secondary fire access road, would reduce potential fire hazards to acceptable levels.

24. **WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that 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. Numerous design features and mitigation measures detailed in the EIR and MMRP would result in overall less-than-significant impacts to biological resources.

25. **PASSIVE COOLING.** The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation 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.

26. **RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that 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 tentative map, provide adequate protection for any such easements.

27. **WATERCOURSE IMPACT.** The Regional Planning Commission finds that Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

28. **HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that 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.
29. **PUBLIC NOTICE.** 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 the Newhall, Stevenson Ranch, and Valencia libraries. On May 4, 2016, a total of 189 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 to 19 persons on the courtesy mailing list for the Newhall Zoned District.

30. **LOCATION OF DOCUMENTS.** 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:**

A. That the proposed use with the attached conditions will be consistent with the adopted General Plan and 1990 SCVAP.

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

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Certifies the Final Environmental Impact Report associated with Environmental Assessment No. 00-136, along with the required findings of fact, and adopts the Mitigation Monitoring and Reporting Program for the Project pursuant to state and local CEQA guidelines; and
2. Approves Vesting Tentative Tract Map No. 52796, subject to the attached conditions.

ACTION DATE:
Vote:
Yes:
No:
Absent:

KKS:TM
05/26/16
DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 00-136-(5)
VESTING TENTATIVE TRACT MAP NO. 52796

PROJECT DESCRIPTION
The project is a subdivision to create 102 single-family residential lots, eight (8) open space lots, 10 public facility lots, and one lot for a private fire access road (121 total lots) on 230.5 gross acres. The project is subject to the following conditions of approval:

GENERAL CONDITIONS

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

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 7, 10, 12, and 13 shall be effective immediately upon the date of final approval of this grant by the County.

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

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning’s cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee’s counsel.
If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

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

7. In the event that Vesting Tentative Tract Map No. 52796 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.

9. Prior to final map approval, 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. Within five (5) working days from the end of the appeal period [Appeal date + five working days], the permittee shall remit processing fees at the Office of the Registrar-Recorder/County Clerk, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently $3,145.00 ($3,070.00 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
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 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.

17. 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.

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

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

**TENTATIVE TRACT MAP SPECIFIC CONDITIONS**

The approval grants the creation of 102 single-family residential lots, eight (8) open space lots, 10 public facility lots, and one lot for a private fire access road (121 total lots) as depicted on the Vesting Tentative Tract Map dated September 16, 2015. This approval is done in conjunction with CUP No. 00-136, with authorizes a density-controlled development and the transfer of 30 dwelling units from the U-2 land use
designation to the HM land use designation as allowed under the policies of the 1990 Santa Clarita Valley Areawide Plan ("SCVAP").

19. 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.

20. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached portion of the Subdivision Committee Report dated October 15, 2015, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

21. The project site shall be developed and maintained in substantial compliance with the approved vesting tentative map dated September 16, 2015.

22. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and any other covenants or maintenance agreements entered into with respect to the project, to the Director for review and approval. Said CC&Rs shall contain lighting requirements, in which all outdoor lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Said CC&Rs shall also indicate the means of maintenance for the project open space within Lot Nos. 116-121. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. All applicable project conditions of approval shall be included as conditions in the CC&Rs and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, with regard to language in the CC&Rs, without prior approval from the Director.

23. Prior to obtaining final map approval, the subdivider shall provide in the CC&Rs a method for the continuous maintenance of manufactured slopes and plantings, common areas and facilities, the private fire access road, and the dedicated open space on lot nos. 116-121, to the satisfaction of the Director.

24. Open space shall comprise not less than 71 percent (165 acres) of the net project area. Such open space shall be contained entirely within separate dedicated open space lots, identified as Lot Nos. 116-121 on the approved tentative map and open space exhibit. The open space area shall include the following, to the satisfaction of the Director of the Department of Regional Planning:

a. Disturbed terrain (flood control facilities) within a portion of Lot No. 116, 117, and 118;
b. Disturbed terrain (manufactured slopes and landscaped areas) on some portions of Lots 116-121 immediately adjacent to streets and residential lots; and
c. The remainder of Lots 116-121 being undisturbed terrain.
25. On the final map, the subdivider or successor in interest shall dedicate to the County of Los Angeles the right to restrict development, including grading, within Lots 116-121 and shall record “Open Space-Development Restriction Area” over said lots.

26. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least two (2) trees of non-invasive species within the front yard of each residential lot, and this specification shall be noted on a landscape plan which shall be approved by the Director of Regional Planning (“Director”) prior to final map approval. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.

27. The subdivider shall provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include language in the project’s CC&Rs or maintenance agreements which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, the subdivider shall submit to Regional Planning a copy of the draft document to be recorded.

28. In accordance with CUP No. 00-136, this land division is approved as a density-controlled development in a nonurban hillside management area, in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the applicable A-2-2 Zone, as shown on the approved tentative map. If multiple final maps are recorded, the average area of all lots shown on each final unit map combined with all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-2 Zone as applicable.

29. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Los Angeles County Subdivision Committee (“Subdivision Committee”). Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and average lot area requirements of the applicable General Plan, Zoning Ordinance and CUP No. 00-136. Prior to approval of each final unit map, the subdivider shall submit the following:

   a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and

   b. A summary sheet indicating the number and type of all lots shown, including open space breakdown by phase, acreage, type and percentage, on the current and previous final maps.

30. Grading shall not occur prior to final map recordation, unless otherwise approved by the Director of the Department of Regional Planning.

31. Prior to obtaining final map approval, a Preliminary Water System Design Report or equivalent from the Valencia Water Company describing the water supply system, pump system, and fire flow shall be submitted and approved by the Los Angeles
County Fire Department. The Preliminary Water System Design Report shall list the design features that would ensure the required fire flow during a major wildfire incident. The Permittee shall be responsible for funding any necessary water infrastructure upgrades and/or improvements to meet fire flow requirements.

Attachments:
Subdivision Committee Report (Vesting Tentative Parcel Map dated 09-16-15)

KKS:TM
03/28/16
# SUBDIVISION COMMITTEE REPORT

## OWNER / APPLICANT

Aidlin General Trust/Lennar Homes of California  
Alliance Land Planning and Engineering, Erin Stanley (agent)

## PROJECT OVERVIEW

A clustered single-family residential tract development of lots averaging approximately 8,500 square feet in size. Also proposed is a water tank and pumping station. Project will be served by public water and sewer systems. The site is currently undeveloped and contains oak trees and oak woodland areas.

**Subdivision:** To create 102 single-family lots, eight (8) open space lots, 10 public facility lots, and one lot for a private fire access road (121 total lots) on 230.5 gross acres.

**Density Transfer:** To transfer approximately 30 dwelling units from the U-2 land use designation to the HM land use designation as allowed under the policies of the 1990 Santa Clarita Valley Areawide Plan ("SCVAP").

**CUP:** For density-controlled development and onsite grading in excess of 100,000 cubic yards.

**Oak Tree Permit:** For the removal of one oak tree. There is one heritage-status oak tree on site, and it is not proposed to be encroached upon or removed.

## MAP STAGE

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<th>Tentative: ☒</th>
<th>Revised: ☐</th>
<th>Amendment: ☐</th>
<th>Amended: ☐</th>
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<td>Recorded Map</td>
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## LOCATION

South side of Pico Canyon Road, 1.5 miles west of Interstate 5.

## ASSESSORS PARCEL NUMBER(S)

2826-097-003; 2826-020-020 through -024; 2826-020-030 through -033

## SITE AREA

230.5 gross (228.8 net) acres

## GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Areawide Plan ("SCVAP")

(Note: The project is "grandfathered" under the 1990 SCVAP and is not subject to the new "One Valley, One Vision" ["OVOV"] Plan, which was adopted in 2012.)

## ZONED DISTRICT

Newhall

## GENERAL PLAN / LOCAL PLAN

HM (Hillside Management)—196.1 acres
U-2 (Urban 2)—3.4 to 6.6 DU/AC)—29.7 acres
W (Floodway)—4.7 acres

## ZONE

A-2-2 (Heavy Agricultural—None
Two Acre Minimum
Required Lot Area)
### PROPOSED UNITS MAX DENSITY/UNITS GRADING, CUBIC YARDS

<table>
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<tr>
<th>(DU)</th>
<th>(DU)</th>
<th>(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)</th>
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<tr>
<td>102</td>
<td>237</td>
<td>3.2 million combined</td>
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<td>(31 within U-2)</td>
<td>(196 within U-2)</td>
<td>1.6 million cut, 1.6 million fill</td>
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<td>(71 within HM)</td>
<td>(41 within HM)</td>
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<td>(0 within W)</td>
<td>(0 within W)</td>
<td>No offsite grading</td>
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### ENVIRONMENTAL DETERMINATION (CEQA)

Environmental review and determination pending completion of an Environmental Impact Report ("EIR") for this project.

### SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<table>
<thead>
<tr>
<th>Department</th>
<th>Status</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Planning</td>
<td>Cleared</td>
<td>Tyler Montgomery (213) 974-6433 <a href="mailto:tmontgomery@planning.lacounty.gov">tmontgomery@planning.lacounty.gov</a></td>
</tr>
<tr>
<td>Public Works</td>
<td>Cleared</td>
<td>Henry Wong (626) 458-4961 <a href="mailto:hwong@dwp.lacounty.gov">hwong@dwp.lacounty.gov</a></td>
</tr>
<tr>
<td>Fire</td>
<td>Cleared</td>
<td>Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a></td>
</tr>
<tr>
<td>Parks &amp; Recreation</td>
<td>Cleared</td>
<td>Julie Yom (213) 351-5120 <a href="mailto:jyom@parks.lacounty.gov">jyom@parks.lacounty.gov</a></td>
</tr>
<tr>
<td>Public Health</td>
<td>Cleared</td>
<td>Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a></td>
</tr>
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</table>

### SUBDIVISION COMMITTEE STATUS

- Tentative Map Revision Required: □ Reschedule for Subdivision Committee Meeting: □
- Exhibit Map/Exhibit "A" Revision Required: □ Reschedule for Subdivision Committee Reports Only: □
- Revised Application Required: □ Other Holds (see below): □

### REGIONAL PLANNING ADDITIONAL COMMENTS

Administrative:

1. The title block is missing from the tentative map. This will need to be included prior to final map approval.
The following reports consisting of 19 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.

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. Depict all line of sight easements on grading and/or landscaping plans.

11. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Regional Planning and Public Works.

12. 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.

13. 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.

14. Show open space note on the final map and dedicate residential construction rights over the open space lots.

15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk’s Office.
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.

Prepared by Teni Mardirosian
Phone (626) 458-4910
Date 10-13-2015
HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of Hydrology/Low Impact Development (LID)/Flood Hazard Analysis, which was conceptually approved on 02/15/15, to the satisfaction of the Department of Public Works.

2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.

3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.

4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.

5. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works.

6. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.

3. Show and label all natural drainage courses.

4. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.

5. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all water quality devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.
9. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Prior to Improvement Acceptance for Public Maintenance:

1. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7125, should be contacted to obtain required procedures.

2. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Name  Ernest Rivas  Date 10/08/15  Phone (626) 458-4921
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/doc/manual.pdf.

S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS AND CONCRETE.
B. ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL.
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 study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.
   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
   c. The location/alignment and detail/typical sections of any park/trail, as shown on the grading plan, to satisfaction of Department of Parks and Recreational.
   d. 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. Prior to rough grade certification ("approval", J105.7), submit landscape and irrigation plans for each commercial/multi-family/open space lot with slope planting in the land division with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
4. Where applicable, record covenants from offsite property owners accepting flows from on-site drainage alteration.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

5. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, 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.

6. Record deed restrictions to hold the future owners responsible for maintaining the drainage without obstructing flow from off-site properties.

Name: N. Said
Date: 4/11/2016
Phone: (626) 458-4921
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.

2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way.

3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.

4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR’s of the intersection.

5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section’s “Requirements for Street Plans” and sight distances.

6. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section’s “Requirements for Street Plans” and sight distances per the current AASHTO.

7. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.

8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six percent.

10. Provide minimum landing area of 200 feet for highways, 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all “tee” intersections.

11. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.

12. Delineation of the line of sight as shown on the tentative map are not necessarily approved.

13. Provide intersection sight distance for a design speed of:
   a. 65 mph (715 feet) on Pico Canyon Road from “A” Street (northwesterly direction).
   b. 35 mph (365 feet) on “C” Street from “A” Street (both direction);
   c. 35 mph (365 feet) on “D” Street from “A” Street (northwesterly direction);

Line of sight shall be within 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 the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

14. Provide stopping sight distance for a design speed of 40 mph (300 feet) on “A” Street at all points along the curved sections of the local street. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

15. Depict all line of sight easements on the landscaping and grading plans.

16. Prepare detailed 1" = 40' scaled signing and striping plans for Pico Canyon Road abutting this subdivision to the satisfaction of Public Works.
17. Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with Pico Canyon Road, plus additional right of way for corner cutoff to the satisfaction of Public Works.

18. Dedicate right of way 50 feet from the latest I.E.C. approved centerline on Pico Canyon Road per P-map 257.

19. Permission is granted to abandon excess right of way on Pico Canyon Road subject to the dedication of right of way and completion of the proposed improvements on the new Pico Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

20. Dedicate the right to restrict vehicular access to Lots 116 and 117 on Pico Canyon Road.

21. Dedicate right of way 32 feet from centerline on "A" Street.

22. Dedicate right of way 30 feet from centerline on "A" Street west of "C" Street including a standard cul-de-sac bulb, on "B" Street, "C" Street including a standard cul-de-sac bulb, and "D" Street including a standard cul-de-sac bulb.

23. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb on "A" Street west of "B" Street, on "E" Street, and on "F" Street.

24. Construct full-width highway improvements along the property frontage on Pico Canyon Road, including curb, gutter, base, pavement, and full-width sidewalk to the satisfaction of Public Works.

25. Construct curb, gutter, base, pavement, and sidewalk along all interior streets. Permission is not granted to use the alternate street section on the interior streets.

26. Where determined necessary, construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.

27. Remove the existing temporary turnaround on Verandah Court to the satisfaction of Public Works.
28. Construct drainage improvements (and parkway drains, if needed) and offer easements needed for street drainage or slopes to the satisfaction of Public Works. Where streets or highways are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection along any sections of highways or streets located within flood plain boundaries or subject to inundation. Adequate freeboard shall also be provided.

29. Construct any new parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA (Americans with Disabilities Act) requirements to the satisfaction of Public Works.

30. Execute a covenant for private maintenance of curb/parkway drains, if any, to the satisfaction of Public Works.

31. Locate all trails to outside of road right of way.

32. Repair any damaged improvements during construction to the satisfaction of Public Works.

33. Plant street trees along the property frontage on Pico Canyon Road and on all interior streets to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.

34. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

35. Provide and install street name signs prior to occupancy of buildings.

36. Comply with the following street lighting requirements or else otherwise modified by Public Works:
a. Provide LED street lights on concrete poles with underground wiring on all streets and highways within and adjacent to TR 52796 to the satisfaction of the Department of Public Works or as Modified by the Department of Public Works. The LED street lights shall be designed as a County-owned and maintained (LS-2) system. Submit street lighting plans, conduit design, wiring diagrams, and voltage drop calculations along with existing and/or proposed underground utility plans to Traffic and Lighting Division, Street Lighting Section for processing and approval.

b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

1. Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

2. Provide business/property owner’s name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

3. Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

c. Note that the annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.

e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

37. Install postal delivery receptacles in groups to serve two or more residential units.

38. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

39. Comply with the mitigation measures identified in the February 19, 2015 memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.

40. Prior to building permit issuance, pay the fees established by the Board of Supervisors for the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of permit issuance. The current applicable fee is $2,700 per factored unit and is subject to change. Record a covenant (subject to the approval of Public Works) at final map approval to encumber parcels / property owners with provisions requiring payment of applicable B&T District fees prior to building permit issuance.
41. If any improvements ultimate improvements are constructed by the subdivider and accepted by the Los Angeles County Department of Public Works or if any fair share payments for ultimate improvement work are made and are included as District improvements in the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District, then the subdivider may be issued credits which may then be used within the District. Reimbursements will only be made on improvements constructed by the subdivider that are included as District improvements and are deemed ultimate improvements (as opposed to interim improvements).
February 19, 2015

Mr. Daryl Zerfass  
Stantec Consulting Services Inc.  
38 Technology Drive, Suite 100  
Irvine, CA 92618

Dear Mr. Zerfass:

AIDLIN HILLS - TR 52796  
TRAFFIC IMPACT ANALYSIS - NOVEMBER 24, 2014  
UNINCORPORATED STEVENSON RANCH AREA

As requested, we reviewed the Traffic Impact Analysis for the proposed Aidlin Hills project located in the unincorporated Stevenson Ranch area.

We generally agree with the Traffic Impact Analysis that the traffic generated by the project alone will not have a significant impact to County roadways or intersections in the area.

We also generally agree with the Traffic Impact Analysis that the cumulative traffic generated by the project and other related projects will have a significant impact to the intersection listed below. The project shall pay its pro-rata share of the cost for the following recommended improvement prior to issuance of certificate of occupancy.

The Old Road at Stevenson Ranch Parkway

East approach: Two left-turn lanes, two through lanes, and one right-turn lane (convert shared through/right-turn lane to one through lane and one right-turn lane).

The project's pro-rata share contribution is 4 percent.

We recommend the applicant consult with the City of Santa Clarita and State of California Department of Transportation to obtain their concurrence with any potential California Environmental Quality Act impacts within their jurisdictions.
The project is located within the Lyons/McBean Parkway Bridge and Major Thoroughfare District. Consequently, the project shall pay its share of the Bridge and Major Thoroughfare District fees prior to approval of the final map. Please contact Mr. John Chin of Land Development Division at (626) 458-4918 for the determination and payment of these fees.

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

Very truly yours,

GAIL FARBER  
Director of Public Works

[Signature]

DEAN R. LEHMAN  
Assistant Deputy Director  
Traffic and Lighting Division

KT:la  
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bc: Land Development (Narag)

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. A sewer area study for the proposed subdivision (PC12218AS, dated 08-12-2014) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

4. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.

5. Outlet approval from the City of Santa Clarita is required for the Sewer improvement plan.

Prepared by Imelda Ng
Phone (626) 458-4921
Date 10-08-2015
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. 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 lot.

2. 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.

3. Submit landscape and irrigation plans for the common area in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

4. A water system (including any approved water pump stations) maintained by the water purveyor, with appurtenant facilities to serve all 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.

5. Depict all line of sight easements on the landscaping and grading plans.

6. The will serve letter issued by “Valencia Water Company” will expire on 08-15-2016, it is the applicant’s sole responsibility to renew the aforementioned in a timely manner (if necessary) prior to public hearing. Failure to do so may cause delays in project approval.

Prepared by Tony Khalkhali 
Phone (626) 458-4921 
Date 10-08-2015
THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

FINAL MAP - CONDITIONS OF APPROVAL

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. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

3. The Emergency Vehicle Access Road shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted.

4. The future Homeowners Association as a result of this development is responsible for the maintenance of the Emergency Vehicle Access Road and any associate vehicular gates. Language related to the maintenance of the Emergency Vehicle Access Road shall be incorporated into the CC&R. A copy of the language shall be submitted to the Fire Department for review and acceptance prior to Final Map clearance.

5. A reciprocal access agreement is required for the proposed Emergency Vehicle Access Road. Submit documentation to the Fire Department for review prior to Final Map clearance.

6. A construct bond is required for the proposed Emergency Vehicle Access Road. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.

7. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

Reviewed by: Juan Padilla
Date: October 14, 2015
PROJECT - CONDITIONS OF APPROVAL

1. 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).

2. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet 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.

3. Install 9 public fire hydrants as noted on the Exhibit Map filed in our office. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

4. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

5. The proposed Emergency Vehicle Access Road shall provide a minimum paved width of 24 feet, maintain a minimum brush clearance of 10 feet on each side of the 30 feet easement, comply with the Fire Department driveway standard (gradients, turning radii, etc) and be capable to support a live load of 75,000 pounds. Verification for compliance will be performed during the architectural plan review prior to building permit issuance and prior to occupancy.

6. All proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works. Verification for compliance will be performed during the architectural plan review prior to building permit issuance and prior to occupancy.
7. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance and prior to occupancy.

8. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.

9. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or striping shall be required prior to occupancy.

10. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

11. All proposed gates, both vehicular and pedestrian gates, 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 architectural plan review prior to building permit issuance and prior to occupancy.

12. The Emergency Vehicle Access Road shall be posted with approved signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

13. 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.

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: October 14, 2015
Tentative Map # 52796  DRP Map Date: 09/16/2015  SCM Date: 10/22/2015  Report Date: 10/13/2015
Park Planning Area # 35A  NEWHALL / VALENCIA

Total Units 102 = Proposed Units 102 + Exempt Units 0

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:

<table>
<thead>
<tr>
<th>ACRES:</th>
<th>1.04</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN-LIEU FEES:</td>
<td>$334,091</td>
</tr>
</tbody>
</table>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $334,091 in-lieu fees.

Trails:

See also attached Trail Report. Pico Canyon Trail

Comments:

***Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

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: [Signature]

Katharine J. King, Chief of Planning
The formula for calculating the acreage obligation and or In-lieu fee is as follows:

\[(P)\text{people} \times (0.003) \text{Ratio} \times (U)\text{nits} = (X) \text{acres obligation}\]

\[(X) \text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}\]

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.

\(\text{Ratio}\) = 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.

\(\text{RLV/Acre}\) = Representative Land Value per Acre by Park Planning Area.

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Total Units 102 = Proposed Units 102 + Exempt Units 0

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Total Acre Obligation = 1.04

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Park Planning Area = 35A NEWHALL / VALENCIA

---

Lot #  Provided Space  Provided Acres  Credit (%)  Acre Credit  Land

| None |                |                |                |              |              |
|------|----------------|----------------|----------------|--------------|

Total Provided Acre Credit: 0.00

---

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October 22, 2015

TO: Tyler Montgomery, Senior Planner
    Department of Regional Planning
    Land Divisions Section

FROM: Kathline J. King, Chief of Planning
      Department of Parks and Recreation
      Planning Division

SUBJECT: NOTICE OF TRAIL CONDITIONS FOR
VESTING TENTATIVE TRACT MAP (VTTM) #52796

The Department of Parks and Recreation (DPR) has completed the trail review of Vesting Tentative Tract Map No. 52796. The proposed “Pico Canyon Trail” alignments, (as shown on subject tract map) are approved. DPR is requiring the Subdivider to dedicate a twelve-foot (12”) wide trail easement and construct a variable-width eight to ten-foot (8’-10”) wide multi-use (hiking, mountain biking, and equestrian) trail to the satisfaction of DPR.

DPR trail conditions of map approval, prior to final map are as follows:

1. Subdivider shall dedicate a twelve-foot (12”) wide multi-use easement for the “Pico Canyon Trail” and construct a variable-width eight to ten-foot (8’-10”) wide Decomposed Granite (DG) surface trail on the south side of the realigned Pico Canyon Road (as shown on subject tract map).

2. The required trail easement shall be recorded via separate instrument, prior to final map recordation. Upon request, DPR will provide a trail easement recordation template.

3. Full public access shall be provided in perpetuity for the multi-use trail.

4. Easement dedication(s) must be outside the public road right-of-way.

5. Subdivider shall include DPR in the transmittal of the project grading plan to Regional Planning.
a. Submit project grading plans, including trail grading information to DPR for review and approval. The trail grading information shall conform to the County of Los Angeles Trails Manual (Trails Manual) and any applicable County codes, including but not limited to the following:

i. Cross slope gradients on natural soil 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. Cross slope gradients above four percent (4%) on paved surfaces, such as roadway trail crossings will be evaluated on a case by case basis.

iii. Typical trail section and details to include:
   • Width and name of trail
   • Longitudinal (running) gradients
   • Cross slope gradients

iv. Bush hammer (or equivalent rough finish) at minimum width of eight feet (8') for roadway (if concrete surface) trail surface crossing's to provide for traction and safety.

v. Appropriate retaining walls as needed.

vi. Lodgepole fencing required (per DPR specifications) within both sides of the twelve foot (12') wide multi-use trail easement to delineate trail boundary and for trail user safety (see condition 7b).

vii. The “A” Street trail crossing must be approved by the Department of Public Works (DPW). Applicant is responsible to install appropriate curb cuts and painted crosswalk utilizing DPW specifications.

viii. Curb-cuts required at east and west side of “A” Street trail crossing.

6. After project trail grading plan approvals, but prior to building permit issuance, the Subdivider shall:

a. Submit a preliminary construction schedule showing milestones for completing the trail. Provide updated trail construction schedules, as needed, to DPR on a monthly basis.
b. Stake the centerline of the trail and then schedule a site meeting with DPR’s Trails Planning Section Planner for trail alignment inspection and approval.

7. Construction of trail and installation of lodgepole fencing:

a. **Trail:** Construct the Recreational Pathway variable width eight to ten foot (8'-10") wide trail within the twelve foot (12') wide dedicated easement in a manner consistent with the Trails Manual. The Trails Manual is available at http://file.lacounty.gov/dpr/cms1_208899.pdf. Out-slope of trail tread is 2% to 4% with trail running grade at 5%, or up to 8% for <100' or 12% for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by DPR. See Section 4: “Trail Designs Trail Classification Guidelines,” for trail construction guidelines and/or contact Trails Planning Section Planner.

b. **Lodgepole Fencing:** Pine posts treated with Alkaline Copper Quaternary (ACQ) wood preservative. Vertical posts are seven feet (7') in height by six and one-half inch (6½") diameter. The posts have two (2) holes at eighteen inches (18") on center and top rail is six inches (6") from post top to the centerline of rail hole. The rails are also ACQ treated and they are eight feet (8') in length by four and one-half inches (4½") in diameter with beveled ends. The posts are installed fifty-four inches (54") above grade and thirty inches (30") below grade. Posts are set in three quarter inch (¾") aggregate base layer at eighteen inches (18") deep with four inches (4") of compacted earth as top layer.

8. Notify DPR within five (5) business days of trail construction completion, including installation of all required lodgepole fencing for a, “Final Trail Inspection”. The Final Trail Inspection is required to obtain DPR approval and ensure the trail and fencing are in compliance with the trail construction guidelines within the Trails Manual. Any portions of the constructed trail and fencing not approved, shall be corrected and brought into compliance within thirty (30) calendar days. The Subdivider shall then contact DPR to schedule another site inspection.

9. Prior to DPR’s final acceptance of the constructed, “Pico Canyon Trail” alignment, the Subdivider shall:

   a. Submit electronic copies on CD (AutoCAD) of the as-built trail grading/construction drawings to DPR’s Trails Planning Section.
b. Submit a letter to DPR requesting acceptance of the dedicated constructed trail and lodgepole fencing. DPR will then issue an acceptance letter only after receiving a written request for final trail approval, and as-built trail drawings.

c. **Note**: DPR will install appropriate trail signage and is responsible for trail maintenance after final acceptance.

For any questions concerning the trail alignment or conditions of approval, please contact Robert Ettleman, by phone at (213) 351-5134 or email at rettleman@parks.lacounty.gov.

KK:FM:RLE:nr 52796 Trail Conditions

c: Lennar Homes (C. Thompson)
   Alliance Land Planning and Engineering (C. Whittacker)
   Parks and Recreation (F. Moreno, C. Lau, O. Ruano, R. Ettleman)
October 9, 2015

Tentative Tract Map No. 52796

Vicinity: Santa Clarita

Tentative Tract Map Date: September 16, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of Tentative Tract Map 52796 based on the use of public water (Valencia Water Company) and public sewer (Los Angeles County Sanitation District No. 32) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

MICHELLE TSIEBOS, REHS, MPA, DPA
Chief Environmental Health Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5380 • FAX (626) 813-3016
1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on June 8, 2016, in the matter of Project No. 00-136, consisting of Vesting Tentative Tract Map No. 52796, Conditional Use Permit No. 00-136, and Oak Tree Permit No. 00-136. Environmental Assessment No. 00-136 is associated with this Project.

2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Conditional Use Permit ("CUP") for a density-controlled development in the A-2-2 Zone, for development exceeding the low-density threshold of a Hillside Management Area, and for the grading of more than 100,000 cubic yards of earth, pursuant to County Code Sections 22.56.205, 22.56.217, and 22.24.150.

3. **LOCATION.** The project site is located at 26300 Pico Canyon Road in the community of Stevenson Ranch.

4. **PROJECT DESCRIPTION.** The Project applicant proposes to develop 102 single-family dwellings and associated supporting infrastructure including local roadways, two 250,000-gallon water tanks with a pump station, water quality treatment basins, and an emergency secondary fire access road within a 230.5-acre Project site. The proposed residential lots would occupy approximately 21.2 acres of the Project site. The Project would require approximately 1,300,000 cubic yards of cut material, 1,300,000 cubic yards of fill material, and 300,000 cubic yards of over-excavation (2,900,000 cubic yards total), with all cut material being used as fill material on the site. The remaining improved areas of the Project site would include 3.8 acres for the water tanks/pump station, 4.3 acres of water quality basins, 9.7 acres of public streets, and 1.4 acres for the emergency secondary fire access road. On-site developed-area drainage would be diverted to filtration ponds prior to discharge into Pico Creek. The Project applicant proposes to widen the segment of Pico Canyon Road that generally traverses the northern boundary of the Project site in accordance with the approved alignment of the road; the improvements also will be consistent with the County’s designation of the roadway as a major arterial. A 24-foot wide paved emergency vehicle access road, connecting with Verandah Court to the east, would be maintained to provide gated emergency fire access. This road would cross the Wickham Canyon drainage with a soft-bottom arch culvert design.

The Project applicant also proposes the preservation of approximately 165 acres of undeveloped, natural area within the southern and western portions of the Project site. The current drainage of the Project site would be altered by the construction of "A" Street and Project water quality basins at the location where Pico Creek and
Wickham Canyon currently join. Wickham Canyon would also be planted with indigenous native trees and shrubs.

5. **TOPOGRAPHY.** The subject property consists of 230.5 acres of hilly, undeveloped terrain. Wickham Canyon Creek, a seasonal drainage, flows from south to north through the project site. Some oak woodland area is located on the southwestern portion of the property. The Project site is located in the northern foothills of the Santa Susana Mountains in an unincorporated section of Los Angeles County known as Stevenson Ranch.

6. **ZONING.** The subject property is zoned A-2-2 (Light Agricultural—Two Acre Minimum Required Lot Area).

7. **LAND USE CLASSIFICATION.** Because the Project was submitted prior to the adoption of the "One Valley, One Vision" Santa Clarita Valley Area Plan in 2012, the applicant has the option of being reviewed for consistency with the previous SCVAP, which was adopted in 1984 and updated in 1990. The applicant has chosen, therefore, for the Project to be subject to the goals, policies, and land use categories of the 1990 SCVAP.

The Project site is located within three designated land use areas of the 1990 SCVAP. Approximately 4.5 gross acres of the Project site are designated as "W" (Floodway/Floodplain), within which any residential development is prohibited; 24.1 gross acres are designated as "U-2" (Urban 2), which allows a density range of 3.4 to 6.6 residential units per acre; and the remaining 201.9 gross acres is designated "HM", (Hillside Management), which consists of slopes greater than 25 percent and in which development is normally constrained to 0.5 residential units per acre for slopes less than 50% in grade and 0.05 dwelling units per acre for slopes with grades of 50% or more.

8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

   North: A-2-2  
   South: O-S (Open Space)  
   East: R-A-10,000 (Residential Agricultural—10,000 Square Foot Minimum Required Lot Area)  
   West: O-S

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

   North: Vacant Land  
   South: Vacant Land, Open Space  
   East: Single Family Residences, Open Space  
   West: Open Space, Mentryville Historic Park
10. **SITE ACCESS.** Pico Canyon Road provides street frontage and access to the Project site. Interstate 5 is located approximately 1.5 miles to the east.

11. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the reports submitted to the Subdivision Committee for the map dated September 16, 2015, all departments have cleared the project for public hearing and approval. The full Subdivision Committee Report of October 15, 2015 is attached. All County departments named above, as well as the Sheriff’s Department and County Library, were also consulted regarding the Draft EIR (“DEIR”), which was circulated to them from December 8, 2015 to January 21, 2016. The Final EIR (“FEIR”) responds to all comments received during this period and is included as an appendix to this report.

12. **OTHER AGENCY COMMENTS AND RECOMMENDATIONS.** The DEIR was circulated to numerous other agencies from December 8, 2015 to January 21, 2016. This was done through the State Clearinghouse, as well as individual agency consultations. Responses were received from the Governor’s Office of Planning and Research (“OPR”), the California Department of Fish and Wildlife (“CDFW”), the California Department of Transportation (“Caltrans”), the Santa Monica Mountains Conservancy (“SMMC”), the Castaic Lake Water Agency (“CLWA”), the Fernandeno Tataviam Band of Mission Indians, the Santa Clarita Organization for Preservation of the Environment (“SCOPE”), and the Sierra Club. The FEIR responds to all comments received during this period, and several project design features and mitigation measures were added as a result.

13. **ENVIRONMENTAL DETERMINATION.**

The Los Angeles County Department of Regional Planning has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an Environmental Impact Report (“EIR”) was necessary for the Project. The areas of potential significant environmental impact addressed in the EIR include aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, and traffic/transportation. The Initial Study determined that no further environmental review as required for agriculture/forest, energy, mineral resources, population/housing, recreation, and utilities/services.

As identified in the EIR, after implementation of the required project design features and mitigation measures, the Project would result in no significant and unavoidable impacts to the environment. The project design features and mitigation measures are included in the Mitigation Monitoring and Reporting Program (“MMRP”) associated with this project.

14. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.**
In accordance with Section 15050 of the State CEQA Guidelines, the County is the lead agency that had prepared both the Draft and Final EIR for the Project, known as Aidlin Hills Project. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified by mail, newspaper, property posting, library posting and on the Department of Regional Planning’s (DRP) website of the January 11, 2016 Hearing Examiner hearing that was conducted on the Draft EIR by a DRP Hearing Examiner. A newspaper notice was published in The Signal and La Opinion on December 8, 2015. Notices to property owners and tenants located within a 1,000-foot radius of the property boundaries, and to two local libraries, were mailed on December 1, 2015. Notices were verified to be posted on the subject property and were made available on the DRP’s website on December 1, 2015. On December 7, 2015, a Notice of Completion and Notice of Availability (NOC-NOA) of a Draft EIR was posted at the Los Angeles County Clerk’s office. The NOC-NOA was sent by mail or delivery service to required agencies, including the State Clearinghouse and other interested parties. The NOC-NOA was also posted on the Project site and on the DRP’s website. The formal public review period for the Draft EIR was from December 8, 2015 to January 21, 2016. Comments on the Draft EIR were received during the comment period, and those comments are responded to in this Final EIR. Public comments not already mentioned above include two speakers during the Hearing Examiner meeting. These comments were both requests to confirm an access easement across the Project site, which does not pertain to the issues explored in the EIR.

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

15. PUBLIC COMMENTS.

Since the distribution of the notice of public hearing, the County has received one letter from the Santa Monica Mountains Conservancy ("SMMC") dated May 23, 2016. This letter is in addition to their DEIR comment letter, the contents of which are addressed in the FEIR. In this letter, the SMMC restates its position that the EIR is inadequate, as it does not believe that all potentially significant impacts have been mitigated to a level of no significance through the MMRP. Specifically, it does not accept the notion that on-site preservation of natural open space, along with some habitat enhancement measures, are adequate mitigations for the removal of natural area from the same site. It also questions why the site is not being developed under the "One Valley, One Vision Density Control Alternative" of the EIR, as this was deemed to be the alternative of least impact, other than the "No Development" alternative. While the EIR stated that this alternative was not fiscally viable, SMMC states that no evidence was cited to prove this.

The points raised by SMMC are very similar to its comments on the DEIR, and these have been addressed in detail within Section 2.5 of the FEIR. To summarize, because the project site is adjacent to existing residential development
and east of lands managed by SMMC, it is the County's contention that the development of the northeastern portion of the project site would not eliminate core habitat area or inhibit the functionality of adjacent natural areas. While there would be potentially significant environmental impacts to such a project, the proposed mitigation measures of the MMRP would adequate address these and result in a project with less-than-significant impacts. Such mitigation measures include the preservation of 165 acres of natural open space, as well as invasive plant removal and habitat enhancements for potential sensitive species within these areas. While the applicant did not provide specific data showing the "One Valley, One Vision Density Control Alternative" to be financially infeasible, the downsizing of the development from 102 to 20 dwelling units would not meet the EIR-stated Project Objective of providing a significant number of new dwelling units on the site. No other public comments were received during this period.

16. HEARING PROCEEDINGS. A duly noticed public hearing was held before the Regional Planning Commission on June 8, 2016.

17. PLAN CONSISTENCY.
Because the Project was submitted prior to the adoption of the "One Valley, One Vision" Santa Clarita Valley Area Plan in 2012, the applicant has the option of being reviewed for consistency with the previous SCVAP, which was adopted in 1984 and updated in 1990. The applicant has chosen, therefore, for the Project to be subject to the goals, policies, and land use categories of the 1990 SCVAP.

The Project site is located within three designated land use areas. Approximately 4.5 gross acres of the Project site are designated as "W" (Floodway/Floodplain), within which any residential development is prohibited; 24.1 gross acres are designated as "U-2" (Urban 2), which allows a density range of 3.4 to 6.6 residential units per acre, and the remaining 201.9 gross acres is designated "HM", (Hillside Management), which consists of slopes greater than 25 percent and in which development is normally constrained to 0.5 residential units per acre for slopes less than 50% in grade and 0.05 dwelling units per acre for slopes with grades of 50% or more.

Of the 201.9 acres within the HM land use category, 147.1 gross acres are within ¼ mile of the U-2 land use category. Under the 1990 SCVAP, areas designated HM with slopes of less than 50% grade that are within ¼ mile of an urban land use category may be granted an increased maximum density of 1.0 dwelling unit per acre, as opposed to the 0.5 dwelling unit per acre normally allowed. Because 89.3 gross acres of the "½ mile" area have slopes of greater than 50% grade, this density increase would apply only to the remaining 57.8 gross acres. Therefore, when taking into account the gross area and slope of each land use category, the Project site would be allowed a maximum of 228.6 dwelling units.

The 1990 SCVAP allows for the transfer of density from one land use category to another within a project site when geological or topographic data support the need
and when the change is for the purpose of better design and does not increase the total number of units. While the maximum allowed number of units over the entire site is 228, the maximum permitted within the HM land use classification is 69. The applicant proposes to transfer six (6) dwelling units from the U-2 land use category, for a total of 75 dwelling units within the HM land use category.

The proposed density transfer is consistent with the 1990 SCVAP, as a significant portion of the U-2 land use area would be impractical to develop, given that it consists of steep topography separated from the main Project site by Pico Canyon Road. In addition, the transfer of six dwelling units from the U-2 to the HM land use area would not increase the total number of allowed units, as the total of 102 is less than half of the 228 units allowed.

Several policies of the 1990 SCVAP are also applicable to the project, including several regarding the accommodation of population increases through development in concentrated, clustered pockets, allowing appropriate transfers of density across a project site, the avoidance of hazardous conditions and environmental degradation, the integration of development into its surroundings, and the provision of adequate circulation and infrastructure systems.

18. **ZONING CODE CONSISTENCY.**

The Commission finds that the Project would be consistent with the applicable Zoning Code regulations. The project site is within the A-2-2 Zone (Heavy Agricultural—Two Acre Required Minimum lot area) and is subject to the following standards:

- **Minimum Lot Size**

  The Project site is zoned A-2-2, which allows for single-family residential uses on a two-acre minimum lot size. A maximum of 115 residential units would be allowed on the approximately 230.5-acre Project site under the A-2-2 Zone (one residential unit per two acres). However, because much of the site is located within a Hillside Management area (greater than 25 percent slope), it would be impractical and undesirable to disperse two-acre residential lots over the entirety of the project site. To achieve the proposed development of 102 residential lots, a CUP for density-controlled development (clustering) under Section 22.56.205 of the County Code is proposed. Under the proposed CUP, the Project's 102 single-family residential lots with an average size of 8,500 square feet would be clustered within an approximately 20.8-acre portion of the Project site, and approximately 165 acres of undeveloped area would be permanently preserved as natural open space. This is in addition to 25.1 acres of landscape area, for a total of 190.1 acres of open space (82.5 percent of the gross area). With the implementation of the CUP for density control, the Project would not exceed the total number of residential lots allowed under the A-2-2 zone.
• **Hillside Management**
  Section 22.56.217 of the County Code imposes additional requirements for projects within hillside management areas. The Project site is located within a designated rural hillslope management area, as it contains slopes of greater than 25% grade and is designated as "HM" (Hillside Management) under the 1990 SCVAP. Under the hillside management criteria in effect until 2015—which would be the applicable criteria for this project—any development that exceeds a certain low-density threshold in a rural hillslope management area is required to obtain a Hillside Management CUP ("HM-CUP"). This threshold is calculated based on slope density, area, and 1990 SCVAP land use classification.

Because the Project proposes a total of 102 dwelling units, it exceeds the low-density threshold of 90.6 units and therefore requires a HM-CUP. A minimum of 70% of the net area of all HM-CUP projects must be preserved as open space. When counting landscaped and natural open space, the Project proposes to preserve 190.1 acres, which is approximately 83.1% of the site's net area of 228.8 acres.

• **Grading**
  Section 22.24.150 of the County Code requires a CUP for any grading project in the A-2 Zone that exceeds 100,000 cubic yards of earthmoving. The proposed Project would require 1,300,000 cubic yards of cut and 1,300,000 cubic yards of fill, balanced on-site, as well as 300,000 cubic yards of over-excavation, for a total grading amount of 2,900,000 cubic yards. As a result, a CUP for grading is required.

• **Oak Tree Removal**
  The removal or encroachment upon the protected zone of one oak tree for any development other than one single-family residence requires an Oak Tree Permit, pursuant to Section 22.56.2060 of the County Code. The applicant is proposing to remove one oak tree in the north-central area of the project site. As required, the applicant has submitted an oak tree report by a certified arborist. This Oak Tree Permit has been applied for and will be considered under a separate approval.

19. **LAND USE COMPATIBILITY.** The Commission finds that the Project would be consistent with applicable policies of the 1990 SCVAP in that it would not exceed population projections and would be consistent with the Plan's land use designations of "W", "U-2", and "HM."

The total proposed development footprint and number of dwelling units has been downsized several times since the Project was originally submitted in the year 2000, and the Project has gone through the extensive Subdivision Committee review process. Consequently, the Project would be consistent with Plan policies to take into consideration the sensitivities of natural environmental systems,
hazards, infrastructure service capacities, aesthetics, and other constraints. This is done, partially, by preserving approximately 165 acres of natural open space and 190 acres of total open space (approximately 72% and 83% the net Project area, respectively). The development of 102 units on the Project site is also less than half of the Project site's maximum yield of 228 units under the 1990 SCVAP.

20. COMPATIBILITY WITH SURROUNDINGS. The Commission finds that the requested use at the location will not adversely affect the health, peace, comfort, or welfare or persons residing or working in the surrounding area; be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. Ridgelines between Mentryville and the proposed developed area will remain in their natural conditions, and the clustered project design will minimize changes to views along Pico Canyon Road and Pico Canyon Trail. The developed areas of the Project would be largely screened from view from Southern Oaks residences bordering the Project site to the east, with the exception of development of the emergency access road, main access road, and new landscaping.

21. DEVELOPMENT STANDARDS. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 21 (Subdivision Code) and Title 22 (Zoning Code), or as is otherwise required in order to integrate said use with the uses in the surrounding area. The project would substantially comply with the development standards of the Zoning Code.

22. ADEQUATE STREETS. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required. The site would be served by Pico Canyon Road, the adjacent section of which would be widened to its planned full arterial width as a result of the Project. Pico Canyon Road also provides access to the Interstate 5 freeway approximately 1.5 miles to the east. In addition, a gated emergency fire access road would connect the Project site to Verandah Court to the east.

23. SAFETY OF RESIDENTS. The Commission finds that the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard. Required fuel modification and site design, including the secondary fire access road, would reduce potential fire hazards to acceptable levels.

24. NATURAL RESOURCES COMPATIBILITY. The Commission finds that the proposed project is compatible with the natural biotic, cultural, scenic, and open
space resources of the area. The density-controlled project design provides natural buffer zones along the southern and western project boundaries, adjacent to existing open space resources. The on-site oak woodlands are located outside of the development footprint and would not be affected by the project design. While the upper Wickham Canyon drainage would be crossed by the proposed fire access road, the fact that a soft-bottom arch culvert is utilized, coupled with the near absence of traffic on the road, would lessen its negative effect on the natural wildlife corridor. The MMRP would mitigate all Project impacts to sensitive biological resources to less-than-significant levels.

25. **ADEQUATE COMMUNITY SERVICES.** The Commission finds that the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with objectives and policies of the General Plan. Development would be located adjacent to existing infrastructure and utility systems along Pico Canyon Road, all of which have indicated the ability to serve the site. In addition, the Project would provide housing in an existing urbanized area with nearby services and employment opportunities fronting the I-5 corridor 1.5 miles to the east.

26. **CREATIVE DESIGN.** The Commission finds that the proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents. The proposed design, scale, average lot size, and development pattern of the proposed single-family residential uses are consistent with the single-family Southern Oaks development located to east of the site. The clustered design of the Project allows for the development of similar houses on smaller lots, with a much larger preserve of natural open space than that of neighboring developments. It also avoids grading the most prominent slopes and ridgelines of the Project site.

27. **PUBLIC NOTICE.** 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 the Newhall, Stevenson Ranch, and Valencia libraries. On May 4, 2016, a total of 189 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 to 19 persons on the courtesy mailing list for the Newhall Zoned District.

28. **LOCATION OF DOCUMENTS.** 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:

A. That the proposed use with the attached conditions will be consistent with the adopted General Plan and 1990 SCVAP.

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

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard.

F. That the proposed project is compatible with the natural biotic, cultural, scenic, and open space resources of the area.

G. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with objectives and policies of the General Plan.

H. The proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies the Final Environmental Impact Report associated with Environmental Assessment No. 00-136, along with the required findings of fact, and adopts the Mitigation Monitoring and Reporting Program for the Project pursuant to state and local CEQA guidelines; and

2. Approves Conditional Use Permit No. 00-136, subject to the attached conditions.
ACTION DATE:
Vote:
Yes:
No:
Absent:

KKS:TM
05/26/16
DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 00-136-(5)
CONDITIONAL USE PERMIT NO. 00-136

PROJECT DESCRIPTION
The project is a conditional use permit ("CUP") authorizing a density-controlled residential development of 121 lots in a nonurban hillside management area, the grading of more than 100,000 cubic yards, and the transfer of 30 dwelling units from the U-2 land use designation to the HM land use designation, as shown on the approved Exhibit "A." The project is subject to the following conditions of approval:

GENERAL CONDITIONS

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

2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10 and 12. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 8, and 10 shall be effective immediately upon the date of final approval of this grant by the County.

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

4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,
including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

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

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

8. In the event that Vesting Tentative Tract Map No. 52796 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

9. Prior to final map approval, 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. Within five (5) working days from the end of the appeal period [Appeal date + five working days], the permittee shall remit processing fees at the Office of the Registrar-Recorder/County Clerk, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently $3,145.00 ($3,070.00 for an Environmental Impact Report plus $75.00 processing fee.) No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

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 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").

17. 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.

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

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
19. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, Three (3) copies of a modified Exhibit "A" shall be submitted to Regional Planning by [Approval Date + 60 days].

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

CONDITIONAL USE PERMIT SPECIFIC CONDITIONS

The approval grants the creation of 102 single-family residential lots, eight (8) open space lots, 10 public facility lots, and one lot for a private fire access road (121 total lots) as a density-controlled development in a nonurban hillside management area, as depicted on the approved Exhibit "A" dated September 16, 2015. This approval also authorizes the grading of 2,600,000 cubic yards (1,300,000 cut, 1,300,000 fill) plus 300,000 cubic yards of overexcavation and the transfer of 30 dwelling units from the U-2 land use designation to the HM land use designation as allowed under the policies of the 1990 Santa Clarita Valley Areawide Plan ("1990 SCVAP").

21. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached portion of the Subdivision Committee Report dated October 15, 2015, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

22. The project site shall be developed, graded, and maintained in substantial compliance with the approved Exhibit “A” dated September 16, 2015 or an approved Revised Exhibit “A.”

23. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as 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 the Department of Regional Planning ("Director").

24. Open space shall comprise not less than 71 percent (165 acres) of the net project area. Such open space shall be contained entirely within separate dedicated open space lots, identified as Lot Nos. 116-121 on the approved tentative map and open space exhibit. The open space area shall include the following, to the satisfaction of the Director:

   a. Disturbed terrain (flood control facilities) within a portion of Lot No. 116, 117, and 118;
b. Disturbed terrain (manufactured slopes and landscaped areas) on some portions of Lots 116-121 immediately adjacent to streets and residential lots; and

c. The remainder of Lots 116-121 being undisturbed terrain.

25. A Homeowners’ Association ("HOA") and Covenants, Conditions, and Restrictions ("CC&Rs") shall be continuously maintained to own and permanently maintain all common areas, facilities, and open space. Said CC&Rs shall provide slope planting and an irrigation system in accordance with the Grading Ordinance. Permittee shall submit a draft copy of the project CC&Rs, and any other covenants or maintenance agreements entered into with respect to the project, to Regional Planning for review and approval. All applicable project conditions of approval shall be included as conditions in the CC&Rs and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, with regard to language in the CC&Rs, without prior approval from the Director.

26. Permittee shall provide in the CC&Rs specific guidelines for establishment of electric car charging stations.

27. Permittee shall provide in the CC&Rs requirements for specific percentages of common area night lighting to be controlled by motion sensor and light sensor lighting, and guidelines for minimization of light trespass shall be included in the CC&Rs.

28. This land division is approved as a density-controlled development in a nonurban hillside management area, in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the applicable A-2-2 Zone, as shown on the approved tentative map. If multiple final maps are recorded, the average area of all lots shown on each final unit map combined with all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-2 Zone as applicable.

29. Grading shall not occur prior to final map recordation, unless otherwise approved by the Director of the Department of Regional Planning.

30. Prior to final approval, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. A minimum of two (2) non-invasive trees shall be planted in the front yard of each residential lot. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and by the Los Angeles County Fire Department. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs, and groundcover) that may be
expected 18 months after planting in compliance with fire safety requirements. The landscape shall be maintained in compliance with the approved landscaping plans.

The landscaping plan shall indicate that at least 50% of the area covered by landscaping shall be locally indigenous species. However, if the applicant can prove to the satisfaction of the Director that a 50% or more locally indigenous species is not possible due to County fire safety requirements a lower percentage of such planting may be required. In those areas where the Director approves a reduction to less than 50% locally indigenous vegetation, the amount of such planting required shall be at least 30%. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

Landscaping and visual buffers shall be concentrated along the perimeter of the proposed developed areas, including adjacent to main entryway to the Project from Pico Canyon Road, the new emergency access road, and adjacent to the Southern Oaks neighborhood. The concentration of landscaping in these areas would serve as natural visual buffers between the proposed homes and streets and existing residences, roadways, and trails. To reduce the impacts associated with graded areas and construction of the main Project entry road and emergency access road, these areas shall be revegetated and landscaped following grading and roadway development. The landscape plan shall also incorporate landscaping between the internal residential streetscape system.

31. Residential units shall be constructed with solar-ready rooftops that provide for the future installation of on-site solar photovoltaic (PV) or solar water heating (SWH) systems. The building design documents shall show an allocated Solar Zone and the pathway for interconnecting the PV or SWH system with the building electrical or plumbing system. The Solar Zone is a section of the roof that has been specifically designated and reserved for the future installation of a solar PV system, solar water heating system, and/or other solar generating system. The Solar Zone shall be kept free from roof penetrations and have minimal shading.

32. The portion of Wickham Canyon Creek proposed to be spanned by the fire access road with an arch bridge shall be maintained as a "soft-bottom" stream with adequate space for wildlife movement, to the satisfaction of the Director.

Attachments:
Subdivision Committee Report (Vesting Tentative Parcel Map dated 09-16-15)

KKS:TM
04/28/16
DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 00-136-(5)
OAK TREE PERMIT NO. 00-136

1. HEARING DATE(S). The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on June 8, 2016, in the matter of Project No. 00-136, consisting of Vesting Tentative Tract Map No. 52796, Conditional Use Permit No. 00-136, and Oak Tree Permit No. 00-136. Environmental Assessment No. 00-136 is associated with this Project.

2. ENTITLEMENT(S) REQUESTED. The applicant requests Oak Tree Permit for the removal of one non-heritage status oak tree, pursuant to County Code Section 22.56.2060.

3. LOCATION. The project site is located at 26300 Pico Canyon Road in the community of Stevenson Ranch.

4. PROJECT DESCRIPTION. The Project applicant proposes to develop 102 single-family dwellings and associated supporting infrastructure including local roadways, two 250,000-gallon water tanks with a pump station, water quality treatment basins, and an emergency secondary fire access road within a 230.5-acre Project site. The proposed residential lots would occupy approximately 21.2 acres of the Project site. The Project would require approximately 1,300,000 cubic yards of cut material, 1,300,000 cubic yards of fill material, and 300,000 cubic yards of overexcavation (2,900,000 cubic yards total), with all cut material being used as fill material on the site. As part of this project, a single non-heritage status oak tree, identified on the plans as Oak Tree No. 12, would be removed.

5. TOPOGRAPHY. The subject property consists of 230.5 acres of hilly, undeveloped terrain. Wickham Canyon Creek, a seasonal drainage, flows from south to north through the project site. Some oak woodland area is located on the southwestern portion of the property. The Project site is located in the northern foothills of the Santa Susana Mountains in an unincorporated section of Los Angeles County known as Stevenson Ranch.

6. ZONING. The subject property is zoned A-2-2 (Light Agricultural—Two Acre Minimum Required Lot Area).

7. LAND USE CLASSIFICATION. Because the Project was submitted prior to the adoption of the "One Valley, One Vision" Santa Clarita Valley Area Plan in 2012, the applicant has the option of being reviewed for consistency with the previous SCVAP, which was adopted in 1984 and updated in 1990. The applicant has chosen, therefore, for the Project to be subject to the goals, policies, and land use categories of the 1990 SCVAP.
The Project site is located within three designated land use areas of the 1990 SCVAP. Approximately 4.5 gross acres of the Project site are designated as “W” (Floodway/Floodplain), within which any residential development is prohibited; 24.1 gross acres are designated as “U-2” (Urban 2), which allows a density range of 3.4 to 6.6 residential units per acre; and the remaining 201.9 gross acres is designated “HM”, (Hillside Management), which consists of slopes greater than 25 percent and in which development is normally constrained to 0.5 residential units per acre for slopes less than 50% in grade and 0.05 dwelling units per acre for slopes with grades of 50% or more.

8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

   North:   A-2-2
   South:   O-S (Open Space)
   East:    R-A-10,000 (Residential Agricultural—10,000 Square Foot Minimum Required Lot Area)
   West:    O-S

9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

   North:   Vacant Land
   South:   Vacant Land, Open Space
   East:    Single Family Residences, Open Space
   West:    Open Space, Mentryville Historic Park

10. **SITE ACCESS.** Pico Canyon Road provides street frontage and access to the Project site. Interstate 5 is located approximately 1.5 miles to the east.

11. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Fire Department—Forestry Division has reviewed the applicant’s submitted oak tree report, which was prepared by PCR and dated June 27, 2013 (including a 2015 addendum), determined it to be adequate, and recommended that the permittee provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of two (2) trees. This letter, dated March 10, 2015, has been included in the project’s attached conditions of approval.

12. **ENVIRONMENTAL DETERMINATION.** The Los Angeles County Department of Regional Planning has determined by way of an Initial Study and identified in the Notice of Preparation sent to agencies, that an Environmental Impact Report (“EIR”) was necessary for the Project. The areas of potential significant environmental impact addressed in the EIR include aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, and traffic/transportation. The Initial Study determined that no further environmental
review as required for agriculture/forest, energy, mineral resources, population/housing, recreation, and utilities/services.

As identified in the EIR, after implementation of the required project design features and mitigation measures, the Project would result in no significant and unavoidable impacts to the environment. The project design features and mitigation measures are included in the Mitigation Monitoring and Reporting Program ("MMRP") associated with this project.

13. LEGAL NOTIFICATION AND PUBLIC OUTREACH.
In accordance with Section 15050 of the State CEQA Guidelines, the County is the lead agency that had prepared both the Draft and Final EIR for the Project, known as Airdlin Hills Project. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified by mail, newspaper, property posting, library posting and on the Department of Regional Planning's (DRP) website of the January 11, 2016 Hearing Examiner hearing that was conducted on the Draft EIR by a DRP Hearing Examiner. A newspaper notice was published in The Signal and La Opinion on December 8, 2015. Notices to property owners and tenants located within a 1,000-foot radius of the property boundaries, and to two local libraries, were mailed on December 1, 2015. Notices were verified to be posted on the subject property and were made available on the DRP’s website on December 1, 2015. On December 7, 2015, a Notice of Completion and Notice of Availability (NOC-NOA) of a Draft EIR was posted at the Los Angeles County Clerk’s office. The NOC-NOA was sent by mail or delivery service to required agencies, including the State Clearinghouse and other interested parties. The NOC-NOA was also posted on the Project site and on the DRP’s website. The formal public review period for the Draft EIR was from December 8, 2015 to January 21, 2016. Comments on the Draft EIR were received during the comment period, and those comments are responded to in this Final EIR. Public comments not already mentioned above include two speakers during the Hearing Examiner meeting. These comments were both requests to confirm an access easement across the Project site, which does not pertain to the issues explored in the EIR.

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

14. PUBLIC COMMENTS. Staff has not received any public comments regarding the oak tree removal since the distribution of the public hearing notices.

15. HEARING PROCEEDINGS. A duly noticed public hearing was held before the Regional Planning Commission on June 8, 2016.

16. PLAN CONSISTENCY.
Because the Project was submitted prior to the adoption of the “One Valley, One Vision” Santa Clarita Valley Area Plan in 2012, the applicant has the option of
being reviewed for consistency with the previous SCVAP, which was adopted in 1984 and updated in 1990. The applicant has chosen, therefore, for the Project to be subject to the goals, policies, and land use categories of the 1990 SCVAP. The removal of a single oak tree for construction of a residential subdivision is consistent with the goals and policies of the 1990 SCVAP.

17. **ZONING CODE CONSISTENCY.**
The Commission finds that the Project would be consistent with the applicable Zoning Code regulations. The project site is within the A-2-2 Zone (Heavy Agricultural—Two Acre Required Minimum lot area), and removal of an oak tree is allowed in this zone upon issuance of an oak tree permit.

The removal or encroachment upon the protected zone of one oak tree for any development other than one single-family residence requires an Oak Tree Permit, pursuant to Section 22.56.2060 of the County Code. The applicant is proposing to remove one oak tree in the north-central area of the project site. As required, the applicant has submitted an oak tree report by a certified arborist. This Oak Tree Permit has been applied for and will be considered under a separate approval.

18. **LAND USE COMPATIBILITY.** The Commission finds that the Project would be consistent with applicable policies of the 1990 SCVAP in that it would not exceed population projections and would be consistent with the Plan’s land use designations of “W”, “U-2”, and “HM.” The removal of a single oak tree for construction of a residential subdivision is consistent with the goals and policies of the 1990 SCVAP.

19. **ON-SITE OAK TREES.** The Commission finds that the proposed use will be accomplished without endangering the health of the remaining oak trees on the project site. No other oak trees are proposed to be disturbed by the project.

20. **SOIL EROSION.** The Commission finds that the removal of the oak tree will not result in soil erosion through the diversion of increased flow of surface waters which cannot be satisfactorily mitigated. The site is proposed to be graded and resurfaced to the satisfaction of the Department of Public Works.

21. **NECESSITY OF OAK TREE REMOVAL.** That the removal of the oak tree is necessary as its continued existence at the present location frustrates the planned improvement or proposed use of the subject property to such an extent that placement of such tree precludes the reasonable and efficient use of such property for a use otherwise permitted. Single-family residences are permitted on the project site, and the existing oak tree remains on the portion of the lot most suitable for clustered development.
BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

A. That the proposed construction or use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

C. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
   a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
   b. Placement of such tree(s) proposed for removal or relocation precludes the reasonable and efficient use of such property for a use otherwise authorized.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies the Final Environmental Impact Report associated with Environmental Assessment No. 00-136, along with the required findings of fact, and adopts the Mitigation Monitoring and Reporting Program for the Project pursuant to state and local CEQA guidelines; and

2. Approves Oak Tree Permit No. 00-136, subject to the attached conditions.

ACTION DATE:

Vote:
Yes:
No:
Absent:

KKS:TM
05/26/16
DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
OAK TREE PERMIT NO. 00-136

PROJECT DESCRIPTION
An oak tree permit for the removal of one oak tree, identified as Oak Tree No. 12 on the applicant's site plan, for the development of a 121-lot subdivision.

PERMIT SPECIFIC CONDITIONS

1. The permittee shall comply with all conditions and requirements contained in the County of Los Angeles Forester and Fire Warden, Forestry Division, letter dated January 25, 2016 (attached hereto), to the satisfaction of said Division, except as otherwise required by said Division.
   
   a. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of two (2) trees.

2. The permittee shall plant one healthy acorn of the same species of oak (Quercus sp.) as the tree removed for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.

3. All replacement trees shall be planted on native undisturbed soil and shall be the same species of oak (Quercus sp.) as the removed tree. The location of the replacement tree shall be in the vicinity of other oak trees of the same species. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.

4. When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (Quercus sp.) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.

5. The installation of chain link fencing not less than four feet in height around the protected zone of the remaining oak tree shown on the site plan. Said fencing shall be in place and inspected by the forester and fire warden prior to commencement of any activity on the subject property. Said fencing shall remain in place throughout the entire period of development and shall not be removed without written authorization from the director or the forester and fire warden,
6. Where grading or any other similar activity is specifically approved within the protected zone, the applicant shall provide an individual with special expertise acceptable to the director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor and certify to the county forester and fire warden the implementation of all conditions imposed in connection with the applicant's oak tree permit,

7. That any excavation or grading allowed within the protected zone or within 15 feet of the trunk of any oak tree, whichever distance is greater, be limited to hand tools or small hand-power equipment,

8. That, to the extent feasible as determined by the director, utility trenching shall avoid encroaching into the protected zone on its path to and from any structure,

Attachments:

County Forester's Letter dated 03/25/15
March 10, 2015

Tyler Montgomery, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Montgomery:

OAK TREE PERMIT NUMBER 00-136
PROJECT NUMBER 00-136
STEVENSON RANCH AREA, SANTA CLARITA

We have reviewed the "Request for Oak Tree Permit #00-136." The project is located at Lost Hills Road - US 101 Interchange in the unincorporated area of Calabasas. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by PCR, the consulting arborist, dated June 27, 2013.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of $300. Such fees shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:
inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) initial inspection prior to the commencement of construction and two (2) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division, stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact, as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.

5. The permittee shall install temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval, shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL:

7. This grant allows the removal of One (1) tree of the Oak genus (*Quercus agrifolia*) identified as Tree Number 12 (576) on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines
are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of two (2) trees.

11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.

12. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia, grown from a local seed source.

13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permitee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,

J. LOPEZ, ASSISTANT CHIEF, FORESTRY DIVISION PREVENTION SERVICES BUREAU

JL:jl

Enclosure
Aidlin Hills Residential Project  
Vesting Tentative Tract Map 52796  
Project No. 00-136  
Burden of Proof  
Hillside Management  
Zoning Code Section 22.56.215.F

A. That the proposed project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard.

The proposed project will comply with building code regulations and requirements in order to protection public safety of both current and future residents of the project area. The project design incorporates a number of features to protect against potential flood hazards and water quality impacts. Storm flows will be directed into water quality control basins prior to entering the public storm drain system. All storm flows will be directed into the existing Pico Canyon storm drain system. Crossing of Pico Canyon or Wickham Canyon drainages will be by box culverts or an arch bridge to allow the conveyance of storm flows equivalent of a 50-year burned and bulk capital event. The project will implement a low impact development design that will promote infiltration and/or biofiltration of on-site storm events.

The project will also incorporate as design features for geotechnical safety by removing all alluvial soils susceptible to liquefaction within Wickham Canyon. All manufactured slopes will be stable by maintaining slope inclinations no steeper than 2:1 (horizontal:vertical). Potential debris flow will be reduced by removing loose surficial material, constructing debris basins, and constructing stable fill slopes. All surficial failures within the grading limits will be removed during grading. All alluvial deposits within the grading footprint will be removed as part of the project. Surface drainage will be directed to terrace drains or debris basins. All slope terrace drains will be kept clear of all debris to limit impounding or surface water. Graded slopes will be seeded with deep-rooting, drought-resistant vegetation to minimize erosion.

The project site does not appear on any of the applicable hazardous materials databases. The two existing, plugged abandoned wells identified on the site would be more than 300 feet from any proposed residential pads. Disturbed soil with petroleum staining and odors located west of Wickham Canyon will be managed in accordance with a soil management plan to be developed prior to commencement of grading activities. The project will implement the approved fuel modification plan designed because of the project location within a Very High Fire Hazard Severity Zone. The Project will include two, 250,000-gallon water storage tanks to be utilized for firefighting purposes to guarantee
adequate fire flows in the event of a wildfire. In addition, the project will include a secondary emergency access road connecting the Southern Oaks residential community to the east of the project site.

B. That the proposed project is compatible with the natural biotic, cultural, scenic, and open space resources of the area.

The project development will be clustered within a 66 acre portion of the 230.5-acre project site, which will leave about 165 acres (about 71% of the site) as natural open space. The density-controlled project design provides natural buffer zones along the southern and western project boundaries, adjacent to existing open space resources. The on-site oak woodlands are located outside of the development footprint and would not be affected by the project design. However, one coast live oak tree and three southern California black walnuts trees are proposed to be removed with project implementation. The project will not deter or impede local and regional wildlife movement through the project site. Project impacts to sensitive biological resources will be restored as part of the project mitigation measures.

The project will not cause a substantial adverse change in the significance of a historical resource. Undiscovered and buried archaeological resources will be protected by the presence of a qualified archaeologist to monitor grading activities. In addition, a Native American tribal monitor will be present during project excavations to evaluate the cultural relevance of any archaeological resource discovered during ground disturbing operations.

The prominent ridgelines and ridgeline between Mentryville and the proposed developed area will remain in their natural conditions. The clustered project design will minimize changes to views along Pico Canyon Road and Pico Canyon Trail. However, the project will be visible along a limited portion of Pico Canyon Road. The developed areas of the Project would be largely screened from view from Southern Oaks residences bordering the Project site to the east with the exception of development of the emergency access road, main access road, and new landscaping.

C. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with objectives and policies of the General Plan.

The project site will have ready accessibility to local commercial facilities, which are within one to two miles away. There are numerous retail and commercial shopping on The Old Road between Pico Canyon Road and McBean Parkway.

The project site is conveniently service by public service facilities. Public sewer, storm drain, potable water system, and dry utilities (cable, gas, electricity) are all available in close proximity to the project site. The closest Fire Station is within two miles of the project site. The Santa Clarita Sheriff Station is located approximately 3.5 miles northeast of the project site. The closest elementary school is within one mile of the project site and a public high school is within four miles via public streets. A new public library is about two miles from the project site.
May 21, 2015

The project is consistent with the 1990 Santa Clarita Valley Area Plan land use policies in maintaining open space around developed areas, by protecting prominent ridgelines, by providing a community character similar to adjacent and nearby Stevenson Ranch neighborhoods, and provides new housing to assist in meeting the County’s housing needs. In addition, the project will preserve and recognize oak trees as significant aesthetic and ecological resources.

D. The proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

The project will construct 102 single family homes designed in a curvilinear street pattern featuring five cul-de-sacs and one main primary access road from Pico Canyon Road. Single-family residences will incorporate various architectural styles reflective of the surrounding area including Craftsman, Spanish, Tuscan, and Colonial and eclectic styles. Building materials will include stucco, siding, and stone veneers. Lighting of streets and select landscaped areas would be provided for safety and security. Lighting provided by the Project would have light fixtures that are directed downward and shielded to prevent spillover into surrounding areas, while providing sufficient illumination for safety purposes. The proposed design, scale and development pattern of the proposed single-family residential uses are consistent with the single-family Southern Oaks development located to east of the site. The project design will feature a main entry road, new landscaping, with an entryway, monument and fencing. The project entryway will feature corner monuments, signage, landscaping, a decorative iron gate, a deconstructed rock wall with window cutouts.
Aidlin Hills
Vesting Tentative Tract Map 52796
Project No. 00-136
Burden of Proof
Density-controlled Development
Zoning Code Section 22.56.205

Background

The proposed project is approximately 230.5 acres of undeveloped land located on the south side of Pico Canyon Road, just west of the Southern Oaks development (TR 43869) within the Unincorporated Los Angeles County Area of the Santa Clarita Valley.

The current scope of the project has been reduced to consist of 102 single family dwelling lots, eight (8) open space lots, and two (2) public water tank/pump station lots. Having been “grandfathered in” under the 1990 Santa Clarita Valley Area Plan, the project site is partially within a “non-urban” Hillside Management Area with the remainder having a land use designation of Residential Urban 2 allowing 3.4 to 6.6 dwelling units per acre. The 1990 Santa Clarita Valley area plan specifies that, “Within non-urban residential hillside developments, a minimum of 70% of a project site shall be retained in a natural or open condition.” (SCVAP, page 46)

Request

In order to comply with the Santa Clarita Valley Area plan, the General Plan, and to preserve the maximum open space allowable, the Applicant requests a Conditional Use Permit for a Density-controlled Development pursuant to Title 22, Section 22.56.40 of the Los Angeles County Planning and Zoning Code. Under section 22.08.040 there defines “density-controlled development” as follows:

"Density-controlled development" means the concentration of dwelling units on a portion or portions of a lot or parcel of land resulting in the remainder of said lot or parcel being free of buildings or structures, as opposed to development spread throughout the entire lot or parcel. Such development shall be accomplished by computing density on a project level rather than a parcel-by-parcel basis, and by the use of smaller lots than are customarily permitted in the zone in which the development is proposed, while retaining the remaining portion of such lot or parcel in permanent open space.

This request will allow for the redistribution of density to cluster the home sites enabling the Applicant to retain the natural drainage corridor of Pico Canyon, preserve Wickham Canyon, and maintain 165 acres of natural open space. In addition, the open space would reserve a natural, permanent buffer surrounding the subject property to the south and west while maintaining a natural transition from non-urban hillside development to the surrounding parkland of the Santa Monica Mountains Conservancy area and historic Mentryville.

Section 22.56.040 of the Los Angeles County Code requires substantiation of the following facts:

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.

The current proposed project is substantially under the maximum allowable density for the project site and the development footprint has been significantly reduced from previously submitted designs but still above the low-density threshold to need a Hillside Management Conditional Use Permit. However, by reducing the overall
density of the proposed project and reducing the development envelope of disturbed area for residential purposes to 20.7 acres in order to maintain and preserve much of the natural open space environment, a density-controlled development is needed to develop the subject property.

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

This clustering of homes, which is comparable to the clustering design of the adjacent Southern Oaks community, would allow for a more comfortable living environment for all of the surrounding neighbors by settling the home sites into a more condensed area of the project site, away from the southern and western exterior boundaries, leaving natural buffered zones from the adjacent developments and public open space areas. In addition, the surrounding neighbors, along with the entire Santa Clarita Valley area, will continue to enjoy in the same manner as at present much of the natural scenic landscape that has been so appreciated. A density-controlled development will have less of an impact on the property of other persons located in the vicinity of the site by containing the envelope of grading and development from most of the exterior boundaries of the site as shown on the proposed Vesting Tentative Map 52796. Development on the property boundary is confined to the public street access at the Pico Canyon Road frontage in the northeast of the project site.

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

In order to ensure that the development will not jeopardize, endanger or constitute a menace to public health, safety or general welfare, all Federal, State, and County Code regulations and laws will be upheld during every stage of construction. Mitigation measures and project design features will be implemented per reviews of subsequent analysis reports for grading, traffic and noise impacts that will assist to ensure the overall safety and general welfare of the environment and the public. In addition, the project proposes the placement of two water tanks that will provided added fire flow protection for the project. A secondary emergency access road will be included to provide public safety for emergency evacuations.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Sixty-six (66) acres of the project site will be disturbed to accommodate the development requirements and features necessary for the 102 single family dwelling lots and two (2) water tank/pump station lots that are required under the Los Angeles County Title 21 Subdivisions and Title 22 Planning and Zoning codes, and including the fuel modification requirements. The remaining 165 acres of natural open space area will be preserved. Each of the 102 single family lots will have the appropriate yards, walls, fences, and parking availability required per the code.

C. That the proposed site is adequately served:
   1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.

The project would be served with access off of Pico Canyon Road and maintain sufficient width as required by the Los Angeles County Fire Department and Los Angeles County Department of Public Works standards. The conditions imposed with the approval of the project, along with mitigation measures imposed from the analysis of the Traffic Report for the Vesting Tentative Tract 52796 will be implemented in the design plans subject to approval by the aforementioned agencies prior to construction. The proposed project provides for sufficient circulation within the project boundary. An Emergency Secondary Fire Access Road connecting to the adjacent development of TR 43869 will be developed to satisfy the requirements of the Los Angeles County Fire Department for areas within a Very High Fire Hazard Severity Zone. Interstate Highway 5 is accessible within one mile of the project site.
2. By other public or private service facilities as are required.

The proposed project is adequately served by public and/or private facilities because the existing adjacent residential community. The project will develop two (2) Valencia Water Company water tanks that will ultimately serve this development and assist with adjacent water demands. There will be sufficient internal infrastructure designed and constructed to serve the project by way of sewer, storm drain, potable water system, and dry utilities (cable, gas, electricity). The closest Fire Station is within two miles of the project site. The Santa Clarita Sheriff Station is located approximately 3.5 miles northeast of the project site. The closest elementary school is within one mile of the project site and a public high school is within four miles via public streets. A new public library is about two miles from the project site. In general, the project will contribute its fair-share responsibility in funding the cost of public services and facilities that serve the development.
May 23, 2016

Regional Planning Commission
Los Angeles County
320 West Temple Street
Los Angeles, California 90012

Opposition to Aidlin Hills Project - Pico Canyon - PN 00-136
SCH No. 2014091027

Dear Commission Members:

The Santa Monica Mountains Conservancy (Conservancy) finds that the Final Environmental Impact Report (FEIR) for the Aidlin Hills project remains grossly deficient in its conclusion that a wildlands project with over 1.4 million cubic yards of grading would not result is a single significant biological impact.

In the context of these deficiencies the County is limited to approving only the Environmentally Superior FEIR Alternative which is the “One Valley, One Vision Density Control Alternative.” The Conservancy has no objections to this alternative project that per the FEIR meets 12 of the applicant’s 13 project objectives and would result in no significant environmental impacts.

In regards to the 102-unit proposed project, how can a project that eliminates a minimum of sixty-six acres of Santa Susana Mountains core habitat via minimum of 1,400,000 cubic yards of grading not result in a significant biological impact? Sixty-six acres of undulating mountain and stream bottom topography with an elevation change of 350 feet jacketed by thousands of acres of public open space is not a run-of-the-mill suburban edge parcel map. It represents the total land form and drainage rearrangement of the lower Whickham Canyon watershed.

Why do the proposed FEIR biological mitigation measures not come close to mitigating this major intrusion into the Santa Clarita Woodlands? Because no combination of mitigation measures can offset the permanent destruction of 66 acres of natural land, fuel modification of 10 additional acres, and insertion of a lit up 102-acre subdivision into the subject habitat area that includes Conservancy-owned open space.

Yes, the proposed project would spare almost 160 acres of excessively steep land and plant
two required mitigation oak trees. But not destroying adjacent land does not fully mitigate the biological impacts of the proposed project. The project still results in a net direct loss of at least 66 acres of habitat, the net indirect permanent disturbance of 10 additional acres from annual fuel modification, and the new permanent edge effects of a 102-unit housing tract in an otherwise natural canyon.

The multiple deferred FEIR biological mitigation measures that would enhance a small amount of onsite development-adjacent streambed and replant or relocate any found sensitive plants and animals do not offset the gross loss of habitat either. They are beneficial but they collectively do not mitigate the permanent loss or damage to 76 acres of core habitat to a level less than significant. The whole host of pre-grading FEIR biological mitigation measures also provide no offset. They just smooth the relocation experience for the permanently displaced wildlife.

The FEIR is fatally flawed to conclude that the proposed project with its FEIR biological mitigation measures would not result in even a single unmitigated significant biological impact.

Consider the CEQA precedent the County would set if it certifies the subject FEIR as now composed. Such an FEIR certification would verify that a habitat loss-to-habitat preservation ratio of 65:165, respectively, essentially offsets gross habitat loss impacts in a core habitat area. There is no scientific or factual support for that conclusion in the record. There is not even a marginal attempt in the record to explain how the protection of the subject land offsets the destruction of the subject natural resources that are integrated into a larger whole. The FEIR is totally deficient without such factual and site specific justification that the direct loss 66 of acres of habitat in the subject location is not a significant biological impact.

The County may conclude that the project's benefits warrant the permanent loss of 76 acres of core Santa Susana Mountains habitat but it must issue a statement of overriding considerations to do so. The County must re-circulate the FEIR and actually explain how the whole set of existing biological mitigation measures actually offset the substantial incremental loss and degradation of the Santa Susana Mountains ecosystem.

The Conservancy urges the County instead to approve the Environmentally Superior FEIR Alternative which is the "One Valley, One Vision Density Control Alternative" which based on the FEIR analysis would not result in any significant biological impacts. This project would construct 20 homes on 15,000-square-foot lots that take their primary access from
an identified street stub in the adjacent Stevenson Ranch Phase IV housing tract.

The alternatives analysis dismisses this alternative because it does not include a secondary access road or large, high elevation water tanks for fire protection. However the FEIR includes no analysis or facts that show why this alternative would require those two missing project elements. The FEIR also includes no analysis or facts on why a reduced-scale water tank and emergency access road to Pico Canyon Road could not be added to this alternative.

The FEIR is further flawed because it deems the “One Valley, One Vision Density Control Alternative” as “not a fiscally viable project because the number of residential homes would be insufficient to offset the cost to construct the alternative.” Environmental Impact Report alternatives must by definition be feasible whether subjectively fiscally viable or not. The FEIR alternatives analysis is inadequate because it does not include any analysis or facts to support the conclusion that the environmentally superior alternative is not fiscally viable. Without such support the County must give equal consideration to the fact that the alternative is fiscally viable. The FEIR does not even include a graphic that shows the extent and layout of the “One Valley, One Vision Density Control Alternative” or any other alternative.

The FEIR also dismisses this alternative because it lacks “multiple fire protection measures to safeguard the Project and the existing adjacent residential community from wildfire hazards.” The FEIR does not explain what additional fire protection measures are and why they are needed from the subject project. The FEIR is deficient because it does not explain why the the existing adjacent residential community needs additional fire protection to the extent that it out of compliance with existing safety codes and standards. Adding a subdivision simply to protect another subdivision is ludicrous.

The Conservancy joins the California Department of Fish and Wildlife in urging the County to focus on the “One Valley, One Vision Density Control Alternative” to avoid significant biological impacts. That alternative meets all of the applicant’s project objectives with the exception of not supplying lots (102) of houses to meet housing need. The environmentally superior alternative supplies at least 20 homes to a region with over 15,000 approved and yet to be constructed homes. CEQA requires that the County avoid significant impacts if feasible.

The Conservancy asserts that the Green House Gas baseline used in FEIR analysis begins at too high of a level.
Regional Planning Commission
Aidlin Hills Project
May 23, 2016
Page 4

Please contact Paul Edelman, Deputy Director of Natural Resources and Planning, at 310-589-3200, ext. 128 with any questions and future correspondence.

Sincerely,

[Signature]

IRMA MUNOZ
Chairperson
Existing Site Photographs

Photograph 1: Southwesterly view of the Project Site.

Photograph 2: Northerly view of the Project Site.

Photograph 3: Southerly view of the Project Site.

Photograph 4: Northwesterly view of the Project Site.
Existing Condition

Photographic Simulation Looking Southwest from Pico Canyon Road

Proposed Development

Source: Focus 360, 2013.