



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

PROJECT NO. 03-246-(5)
TENTATIVE TRACT MAP NO. 060319
CONDITIONAL USE PERMIT NO. 03-246-(5)
OAK TREE PERMIT NO. 03-246-(5)

RPC/HO MEETING DATE August 21, 2007	CONTINUE TO
AGENDA ITEM(S) 14	
PUBLIC HEARING DATE August 21, 2007	

APPLICANT Newhall Land & Farming Co.	OWNER Newhall Land & Farming Co.	REPRESENTATIVE Erin Del Villar, Alliance Planning & Engineering
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REQUEST
Tentative Tract Map: To create one multi-family lot with 35 attached condominium units within nine 2-story buildings on 5.7 gross acres.
Conditional Use Permit: To authorize a residential development in a commercially zoned and designated property and to ensure compliance with the Development Program (-DP) overlay zone.
Oak Tree Permit: To authorize encroachment within the protected zone of 11 oak trees.

LOCATION/ADDRESS On the west side of The Old Road between Sedona Way and Hillcrest Parkway, Castaic		ZONED DISTRICT Newhall	
ACCESS The Old Road		COMMUNITY Santa Clarita Valley	
SIZE 5.7 gross acres (5.4 net acres)		EXISTING ZONING C-2-DP (Neighborhood Business – Development Program)	
EXISTING LAND USE Vacant	SHAPE Irregular	TOPOGRAPHY Level to steeply sloping	

SURROUNDING LAND USES & ZONING			
North: Single-Family Residences, Condominium Units, Open Space/A-2-2 (Heavy Agricultural-Two Acres Min Lot Area), R-2-12U-DP (Two-Family Residence-12 Units Per Net Acre-Development Program), R-4 (Unlimited Residence) & R-1-5000 (Single-Family Residence-5,000 Sq Ft Min Lot Area)		East: Vacant/MPD (Manufacturing-Industrial Planned Development)	
South: Single-Family Residences/RPD-6000-5.8U (Residential Planned Development-6,000 Sq Ft Min Lot Area-5.8 Units Per Net Acre)		West: Single-Family Residences, Open Space/RPD-6000-5.8U and RPD-6000-3U (Residential Planned Development-6,000 Sq Ft Min Lot Area-3 Units Per Net Acre)	

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	C (Commercial)	228 DU	Yes

ENVIRONMENTAL STATUS
Mitigated Negative Declaration: Impacts reduced to less than significant with project mitigation include geotechnical hazard, fire hazard, noise, water quality, air quality, biota, cultural resources, visual qualities, traffic/access, sewage disposal, education, fire/sheriff services, environmental safety, and mandatory findings.

DESCRIPTION OF SITE PLAN
 The tentative tract map and exhibit "A" dated June 28, 2006 depict a subdivision of one multi-family lot with 35 attached condominium units within nine buildings on 5.7 gross acres. The units are clustered on the northern half of the project site. Access will be provided from The Old Road to an internal private driveway and fire lane 28 feet wide. The development provides 20 guest parking spaces. The development requires encroachment within the protected zone of 11 oak trees identified as Tree Numbers 61 through 71 on the tentative tract map and exhibit "A". Grading activities will involve approximately 2,000 c.y. of cut; 15,000 c.y. of fill; and 44,000 c.y. of removal and recompaction resulting in 6,600 c.y. of shrinkage. 19,600 c.y. of material will be imported to balance the site. The project site is currently vacant.

- KEY ISSUES**
- The property is within the boundaries of the Castaic Area Community Standards District ("CSD"), effective December 30, 2004. The project is subject to all applicable development standards.
 - The Castaic Area Town Council, as stated in a letter dated September 13, 2005, has expressed its desire to have a park (preferably a County park) at the project site. After conducting a site inspection, the Department of Parks and Recreation concluded that it would not be advisable to develop a small pocket park at the south end of the project site, which is the only area with no development proposed, due to the physical constraints of the site (e.g. the area is the terminus for storm water run off from both the adjacent hillside and the proposed development).

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON					
RPC HEARING DATE (S)		RPC ACTION DATE		RPC RECOMMENDATION	
MEMBERS VOTING AYE		MEMBERS VOTING NO		MEMBERS ABSTAINING	
STAFF RECOMMENDATION (PRIOR TO HEARING)					
SPEAKERS*		PETITIONS		LETTERS	
(O)	(F)	(O)	(F)	(O)	(F)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

APPROVAL

DENIAL

No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2

Street improvements X Paving X Curbs and Gutters X Street Lights
 X Street Trees X Inverted Shoulder X Sidewalks X Off Site Paving

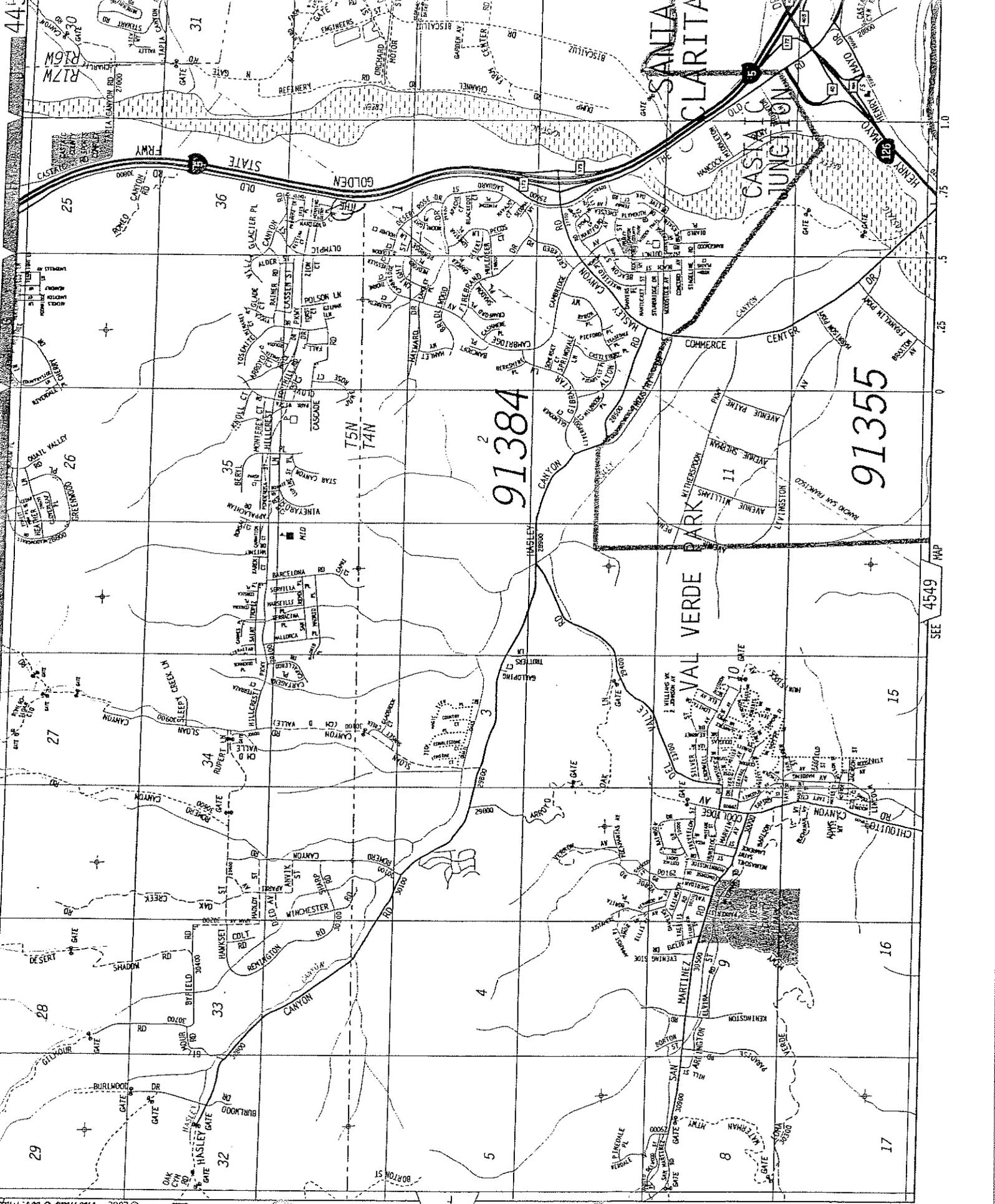
Water Mains and Hydrants

Drainage Facilities

Sewer Septic Tanks Other: Underground service and utility lines

Park Dedication "In-Lieu Fee" Multiuse Trails Offsite Improvements

ISSUES AND ANALYSIS



91384

91355

SEE 4549 MAP

**PROJECT NO. 03-246-(5)
TENTATIVE TRACT MAP NO. 060319
CONDITIONAL USE PERMIT CASE NO. 03-246-(5)
OAK TREE PERMIT CASE NO. 03-246-(5)**

**STAFF ANALYSIS
AUGUST 21, 2007 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Newhall Land & Farming Co., proposes to create one multi-family lot with 35 attached condominium units within nine buildings on 5.7 gross acres. A Conditional Use Permit is requested to authorize a residential development in a commercial zoned and designated property and to ensure compliance with the Development Program (-DP) overlay zone. An Oak Tree Permit is also requested for the encroachment within the protected zone of 11 oak trees. The subject property is currently vacant.

The project was assessed with a Mitigated Negative Declaration ("MND") as potential impacts related to geotechnical hazard, fire hazard, noise, water quality, air quality, biota, cultural resources, visual qualities, traffic/access, sewage disposal, education, fire/sheriff services and environmental safety can be mitigated to less than significant with project mitigation.

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located on the west side of The Old Road between Sedona Way and Hillcrest Parkway, in the Newhall Zoned District of Los Angeles County.

Physical Features: The subject property is approximately 5.7 gross acres in size. It is irregular in shape with level to steeply-sloping topography. The subject property is currently vacant.

Access: Access will be provided from The Old Road to an internal private driveway and fire lane 28 feet wide.

Services: Domestic water will be supplied by the Valencia Water Company. Sewage disposal will be provided through the public sewer and wastewater facilities of the Santa Clarita Valley Sanitation District.

ENTITLEMENTS REQUESTED

TENTATIVE TRACT MAP NO. 060319
CONDITIONAL USE PERMIT CASE NO. 03-246-(5)
OAK TREE PERMIT CASE NO. 03-246-(5)
Staff Analysis

Page 2

Tentative Tract Map: The applicant requests approval of Tentative Tract Map No. 060319. The subdivision request is to create one multi-family lot with 35 attached condominium units within nine buildings on 5.7 gross acres.

Conditional Use Permit: The applicant requests approval of Conditional Use Permit No. 03-246-(5) to authorize a residential development in a commercially zoned and designated property (Section 22.28.210) and to ensure compliance with the Development Program (-DP) overlay zone (Section 22.40.030).

Oak Tree Permit: The applicant requests approval of Oak Tree Permit No. 03-246-(5) to authorize encroachment within the protected zone of 11 oak trees.

EXISTING ZONING

The project site is zoned C-2-DP (Neighborhood Business–Development Program). Surrounding zoning is as follows:

- North: A-2-2 (Heavy Agricultural–Two Acres Minimum Required Lot Area), R-2-12U-DP (Two Family Residence–12 Units Per Net Acres–Development Program), R-4 (Unlimited Residence) and R-1-5000 (Single-Family Residence–5,000 Square Feet Minimum Required Lot Area);
- East: MPD (Manufacturing-Industrial Planned Development);
- South: RPD-6000-5.8U (Residential Planned Development–6,000 Square Feet Minimum Required Lot Area–5.8 Units Per Net Acre); and
- West: RPD-6000-5.8U and RPD-6000-3U (Residential Planned Development–6,000 Square Feet Minimum Required Lot Area–Three Units Per Net Acre).

EXISTING LAND USES

The subject property is currently vacant. To the east there is the Golden State Freeway (Interstate 5). There are vacant lands on the other side of the freeway. A single-family residence borders the subject property to the north. Further north there are condominium developments and open space lots. There are single-family residences to the south and west. Open space also borders the subject property to the northwest.

PREVIOUS CASE/ZONING HISTORY

The current C-2-DP zoning on the subject property became effective on July 21, 1990, following the adoption of Ordinance Number 900082Z, which established Zone Change Case No. 89467 and rezoned the property from A-2-5 to C-2-DP. Parcel Map No. 18494 for a five-commercial-parcel subdivision on the subject property, and Conditional Use Permit No. 89467 for retail, restaurant and office uses in the then-proposed C-2-DP zoning were approved concurrently with the zone change. However, no final map was recorded and Parcel Map No. 18494 has expired.

PROJECT DESCRIPTION

Tentative Tract Map No. 060319 and Conditional Use Permit No. 03-246-(5) Exhibit "A", both dated June 28, 2006 depict a subdivision of one multi-family lot with 35 attached condominium units within nine buildings on 5.7 gross acres (5.4 net acres). The proposed residential buildings, consisting of either three or four units, are clustered on the northern half of the project site. The southern half of the project site, approximately 49 percent of the gross area (2.8 acres), will remain undeveloped. The residential buildings will be two-story structures with height ranging from 25'-6" to 25'-8". Two unit floor plans are proposed, one with 1,386 square feet of floor area and the other one with 1,513 square feet of floor area. An attached two-car garage will be provided for each unit. Setbacks are minimum 13 feet on all sides of the subject property with minimum 10-foot separation between residential buildings.

The Exhibit "A" depicts 70 residential parking spaces (two spaces per unit) and 20 guest parking spaces. Access will be provided from The Old Road to a 28-foot wide internal private driveway and fire lane. Approximately 70 feet south of the entry driveway will be a 20-foot wide gated driveway restricted to exit-only and emergency vehicle access. A 12-foot wide driveway entry to the open area at the south end of the proposed development is also proposed, which will be restricted to the Los Angeles County Flood Control District and the Homeowner Association access.

A slopewash impact wall of variable height is proposed to the west and south of the proposed residential buildings. The applicant also proposes a combination block wall along the northern half of the east property boundary consisting of a 4-foot high wall in front of a 12-foot high wall, and a block wall ranging from five feet to a maximum of 12 feet on the north property boundary.

The development requires encroachment within the protected zone of 11 oak trees identified as Tree Numbers 61 through 71 on the Tentative Tract Map and Exhibit "A". Grading activities will involve approximately 2,000 cubic yards of cut; 15,000 cubic yards

of fill; and 44,000 cubic yards of removal and recompaction resulting in 6,600 cubic yards of shrinkage. 19,600 cubic yards of material will be imported to balance the site. According to Section 22.24.090, a grading project with offsite transport is subject to the Planning Director's review and approval. This has been made a condition prior to grading permit issuance that a site plan along with haul route and operator information, will be required.

GENERAL PLAN CONSISTENCY

The subject property is located within the Commercial land use category of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles Countywide General Plan. Commercially designated property may be developed at a maximum density of 40 units per acre, or a maximum of 228 dwelling units on the 5.7-acre subject property. The applicant's proposal to create 35 units, approximately 6.1 dwelling units per acre, is consistent with the maximum permitted by the Area Plan.

Applicable Plan Provisions

The following are excerpts of applicable Area Plan policies and provisions:

LAND USE ELEMENT

"Concentrate land use growth in and adjacent to existing urban, suburban, and rural communities. Within these areas, encourage development of bypassed lands designated and appropriate for development" (Policy 2.3, Page 13).

"Encourage and support a mix of housing types in the urban areas" (Policy 2.7, Page 14).

CONDITIONAL USE PERMIT

The applicant requests approval of a Conditional Use Permit to authorize a residential development in a commercially zoned and designated property and to ensure compliance with the Development Program (-DP) overlay zone. Pursuant to Los Angeles County Code ("County Code") Section 22.56.040, the applicant must meet the burden of proof required for a Conditional Use Permit:

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

1. Adversely affect the health, peace, comfort of welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- B. That the proposed use 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.
- C. That the proposed use 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, and
 2. By other public or private service facilities as are required.

The applicant's Burden of Proof responses are attached.

OAK TREE PERMIT

An Oak Tree report was prepared for the applicant by arborist Richard Johnson & Associates on July 28, 2003, and revised on July 22, 2004, August 12, 2005 and March 14, 2006. The requested permit is to authorize encroachment within the protected zone of 11 oak trees. The recommended mitigation measures are included in the County Forester's report.

Pursuant to Section 22.56.2100 of the County Code, the applicant must meet the following burden of proof:

- A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to this Part 16, if any, on the subject property; and
- 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; and
- C. That in addition to the above facts, at least one of the following findings applies:

1. That the removal or relocation of the 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. Alternative 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) precludes the reasonable and efficient use of such property for a use otherwise authorized; or
2. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s); or
3. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices; and

D. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

The applicant's Burden of Proof responses are attached.

CASTAIC AREA COMMUNITY STANDARDS DISTRICT

The subject property is located within the boundaries of the Castaic Area Community Standards District ("CSD"), effective December 30, 2004. The proposed development is subject to all applicable provisions in the CSD.

Hillsides: The proposed development uses contour grading to present a rounded appearance that blends with the natural terrain as required in Section 22.44.137 D.5.a. of the County Code. The proposed development is also in compliance with Section 22.44.137 D.5.f. of the County Code, which prohibits grading and brushing on slopes with a 50 percent or greater steepness.

Significant Ridgeline Protection: In accordance to Section 22.44.137 D.6. of the County Code, all proposed development, grading, construction and improvements are at least 25 feet from every point of the crest of a secondary ridgeline located along the southern half of the western property boundary.

Locally Indigenous Vegetation: The proposed development does not remove or destruct locally indigenous vegetation in an area greater than 10 percent of the size of the subject

property as prohibited by Section 22.44.137 D.8. of the County Code.

While the proposed perimeter walls along the front and side property lines are up to 12 feet in height and exceed the wall height limitations set forth in Section 22.48.160 as required by Section 22.44.137 D.9 of the County Code, these walls are requested as part of the Conditional Use Permit for the proposed development program in accordance to Part 2 of Chapter 22.40 in the County Code in order to mitigate the noise impact.

ENVIRONMENTAL DOCUMENTATION

In accordance with State and County CEQA guidelines, a Mitigated Negative Declaration ("MND") was prepared for the project. The MND concludes that certain potentially significant impacts are less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program ("MMP").

Identified potential impacts found to be less than significant with project mitigation, include:

- Geotechnical
- Fire
- Noise
- Water Quality
- Air Quality
- Biota
- Cultural Resources
- Visual Qualities
- Traffic/Access
- Sewage Disposal
- Education
- Fire Services
- Environmental Safety
- Mandatory Findings

Mitigation measures include installation of sound-rated windows and doors and other sound insulation materials; prohibition of recreational uses, structures, and fixtures in the open area at the south end of the proposed development; the use of earth tone colors for all structures including perimeter walls; protection of active bird nests; and compliance with all pertinent NPDES (National Pollutant Discharge Elimination System) requirements of the state Regional Water Quality Control Board and County Department of Public Works.

As it was determined that substantial evidence exists that the project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends, the project applicant must pay associated fees for the filing and posting of a Notice of Determination to defray costs of the California Department of Fish and Game.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Tract and the Exhibit "A" maps dated June 28, 2006, and recommends approval of the project with the attached conditions.

County Sanitation Districts of Los Angeles County ("Sanitation Districts"), on November 28, 2005 and July 31, 2007, provided correspondence regarding conveyance of wastewater to the local sewer, treatment at the two water reclamation plants in the Santa Clarita Valley, and payment of connection fees to the present sewerage system.

All other comments and recommendations from County Departments and other agencies consulted during the environmental review process are incorporated into the attached environmental document.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On July 18, 2007, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property for a total of 355 notices. Hearing notice was also mailed to the City of Santa Clarita.

The public hearing notice was published in The Signal Newspaper on July 17, 2007 and La Opinion on July 18, 2007. Project materials, including a Tentative Tract Map, an Exhibit "A" Map, Land Use Map, County draft conditions of approval and environmental documentation were received at the Valencia Library on July 21, 2007. One hearing notice was posted on the subject property on July 18, 2007. Selected materials were also made available on the Department's website.

On August 20, 2003, the applicant presented the project (with a proposal of 36 detached condominium units spread throughout the entire lot) to the Castaic Area Town Council ("Town Council"). After discussion with the applicant and review of the proposal, the Town Council voted to support the project with 12 conditions, including minimal oak tree removal of dead or dying trees only. The applicant later redesigned the project and clustered the now attached condominium units on the northern half of the project site with significantly less number of oak trees being impacted. On August 17, 2005, the applicant presented the redesigned project to the Town Council. While the Town Council agreed

in concept with the redesigned project, the Town Council was concerned about additional development in the area without any type of park space (see below in "Correspondence Received").

CORRESPONDENCE RECEIVED

Staff has received two written letters from the Town Council. A letter dated August 31, 2003 indicates the Town Council's support of the previously designed project. In a letter dated September 13, 2005, the Town Council indicated that they agreed in concept of the latest project, but also expressed their concern regarding the lack of park space and their desire to have a park (preferably a County park) at the project site. Staff has also received correspondence from the Sanitation Districts, reiterating their comments submitted during the environmental review process and the requirement for payment of connection fees to the present sewerage system. At the time of writing, no telephone call has been received from the public regarding this project.

STAFF EVALUATION

The proposed development is consistent with all applicable provisions of the Area Plan, the County Subdivision Code, and the County Zoning Code, including provisions in the Castaic Area Community Standards District ("CSD"). The subject property is surrounded by compatible uses and has access to a County-maintained street and highway. All required public services and necessary infrastructure can be provided for the proposed subdivision.

The proposed condominium development would be consistent with existing residential development directly north and south of the subject property. The subject property is appropriate for transitional residential development from single-family lots to the south, to multi-family lots and condominium units to the north. The proposed number of units is also well below the maximum density for the Commercial land use category in the Area Plan.

The incorporation of landscaping will be required and reviewed for approval prior to the issuance of grading permit. Any degradation of natural features will be mitigated as stated in the MMP. The site is currently vacant and has level to steeply-sloping topography.

The transport of 19,600 cubic yards of earthwork is considered an offsite transport grading project associated with the subdivision, as it exceeds the 10,000 cubic yard threshold for earthwork transport. According to Section 22.24.090 of the County Code, a grading project with offsite transport is subject to the Planning Director's review and approval. This has been made a condition prior to grading permit issuance that a site plan along with haul route and operator information, will be required.

The County Forester/Fire Warden is recommending approval of the Oak Tree Permit request with conditions as stated in the report dated September 8, 2006.

While according to Section 21.24.350 C. of the County Code, the provision of park space is at the option of the subdivider due to the size of this subdivision (50 or fewer residential lots), in respond to the Town Council's request of park space at the project site, Los Angeles County Department of Parks and Recreation ("Parks and Recreation") conducted a site inspection to investigate the advisability and feasibility of locating a small pocket park at the south end of the project site, which is the only area where no development is proposed. In a letter dated October 13, 2005, Parks and Recreation indicated that it would not be advisable to develop this area into a small pocket park due to the physical constraints of the property. Specifically, the area is the terminus for all of the storm water runoff from both the adjacent hillside and the proposed development. The adjacent hillside has had considerable sloughing and erosion during the rainy season in the past, indicating an unstable soil condition. Several of the oak trees on the hillside have also uprooted and toppled over. Therefore, Parks and Recreation has concluded that this location would not be suitable for a small local park.

FEES/DEPOSITS

If approved as recommended by staff, the following shall apply:

California Department of Fish and Game:

- Fees of \$1,850.00 associated with the filing and posting of a Notice of Determination for a Mitigated Negative Declaration with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

Department of Regional Planning, Impact Analysis:

**TENTATIVE TRACT MAP NO. 060319
CONDITIONAL USE PERMIT CASE NO. 03-246-(5)
OAK TREE PERMIT CASE NO. 03-246-(5)
Staff Analysis**

Page 11

- Deposit of \$3,000.00 to defray the costs of reviewing the subdivider's reports and verifying compliance with the information required by the Mitigation Monitoring Program.

STAFF RECOMMENDATION

Staff recommends that the public hearing be closed, the Mitigated Negative Declaration be adopted, and Tentative Tract Map No. 060319, Conditional Use Permit Case No. 03-246-(5) and Oak Tree Permit Case No. 03-246-(5) be approved with the attached conditions.

Attachments:

Factual
GIS-NET Map
Thomas Brothers Guide Map Page
Draft Findings and Conditions
Mitigated Negative Declaration
Correspondence
Tentative Tract Map No. 060319 and Exhibit "A" dated June 28, 2006
Land Use Map

SMT:TF
8/16/07

**COUNTY OF LOS ANGELES
DRAFT FINDINGS OF THE HEARING OFFICER
FOR TENTATIVE TRACT MAP NO. 060319**

1. The Hearing Officer of the County of Los Angeles has conducted a public hearing on the matter of Tentative Tract Map No. 060319 on August 21, 2007. Tentative Tract Map No. 060319 was heard concurrently with Conditional Use Permit Case No. 03-246-(5) and Oak Tree Permit Case No. 03-246-(5).
2. Tentative Tract Map No. 060319 is a request to create one multi-family lot with 35 attached condominium units within nine buildings on 5.7 gross acres.
3. The site is located on the west side of The Old Road between Sedona Way and Hillcrest Parkway, in the Castaic Area Community Standards District ("CSD") within the Newhall Zoned District of Los Angeles County.
4. The irregularly-shaped subject property is 5.7 gross acres in size with level to steeply-sloping topography. The site is currently vacant.
5. Access is provided from The Old Road, an 81-foot wide public street, to an internal private driveway and fire lane 28 feet wide.
6. Conditional Use Permit Case No. 03-246-(5) is a related request to authorize a residential development in a commercial zoned and designated property, and to ensure compliance with the Development Program (-DP) overlay zone.
7. Oak Tree Permit Case No. 03-246-(5) is a related request to authorize the encroachment within the protected zone of 11 oak trees.
8. The project site is currently zoned C-2-DP (Neighborhood Business-Development Program). The current zoning was created by Ordinance No. 900082Z which became effective on July 21, 1990.
9. The subject property is currently vacant. To the east is the Golden State Freeway (Interstate 5) with vacant lands on the east side of the freeway. A single-family residence borders the subject property to the north. Further north are condominium developments and open space lots. There are single-family residences to the south and west. Open space also borders the subject property to the northwest.
10. The proposed project is consistent with the C-2-DP zoning classification. Pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code"), property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the Conditional Use Permit and approved development program contained therein. Single-family residences are

permitted in the C-2 zone provided a Conditional Use Permit has first been obtained, pursuant to Section 22.28.160 of the County Code.

11. The subject property is located within the boundaries of the Castaic Area CSD, effective December 30, 2004. The proposed development is subject to all applicable provisions in the CSD.
12. The proposed development is consistent with applicable provisions in the CSD, including provisions regarding development standards in a hillside management area, significant ridgeline and locally indigenous vegetation.
13. While the proposed perimeter walls along the front and side property lines are up to 12 feet in height and exceed the wall height limitations set forth in Section 22.48.160 as required by Section 22.44.137 D.9 of the County Code, these walls are requested as part of the Conditional Use Permit for the proposed development program in accordance to Part 2 of Chapter 22.40 in the County Code in order to mitigate the noise impact.
14. The property is depicted within the Commercial land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the Los Angeles Countywide General Plan ("General Plan"). This land use designation may be developed at a maximum density of 40 units per gross acre, and would allow a maximum of 228 dwelling units on the subject property. The density of the proposed residential development, approximately 6.1 dwelling units per acre, is consistent with the maximum permitted by the Area Plan.
15. The project consists of nine residential buildings, containing either three or four units, clustered on the northern half of the project site. The southern half of the project site, approximately 49 percent of the gross area (2.8 acres), will remain undeveloped.
16. The project proposes offsite transport of 19,600 cubic yards of earthwork. This is considered a separate offsite transport grading project associated with the subdivision, as it exceeds 10,000 cubic yards of earthwork as defined in Section 22.08.070 of the County Code, and subject to a Director's review and approval prior to grading permit issuance according to Section 22.24.090.
17. Correspondence was received from Los Angeles County Sanitation Districts reiterating their comments submitted during the environmental review process and the requirement for payment of sewer connection fees.
18. Two letters were received from the Castaic Area Town Council ("Town Council"). In a letter dated August 31, 2003, their support is indicated for a previous design of the project. A subsequent letter dated September 13, 2005 indicates the Town Council's agreement in concept of the redesigned project and their desire to have a park (preferably a County park) at the project site.

19. According to Section 21.24.350 C. of the County Code, the provision of park space is at the option of the subdivider due to the size of this subdivision (50 or fewer residential lots).
20. In respond to the Town Council's request of park space at the project site, the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") conducted a site inspection to investigate the advisability and feasibility of locating a small pocket park at the south end of the project site, which is the only area with no development proposed. In a letter dated October 13, 2005, Parks and Recreation indicated that it would not be advisable to develop this area into a small pocket park due to the physical constraints of the property. Therefore, Parks and Recreation had concluded that this location is not suitable for a small local park.
21. At the August 21, 2007 public hearing, the Hearing Officer heard staff presentation and oral testimony from the representative regarding the proposed development.
22. After hearing all testimony on August 21, 2007, the Hearing Officer closed the public hearing and approved Tentative Tract Map No. 060319.
23. The Hearing Officer finds the proposed project and the provisions for its design and improvement are consistent with the goals and policies of the Plan. The project provides a range of housing types, increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
24. The proposed development is compatible with surrounding land use patterns. Residential development exists north, west and south of the subject property.
25. The site is physically suitable for the density and type of development proposed, since the property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Los Angeles County Department of Public Works.
26. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.

27. 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.
28. 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.
29. 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 California Water Resources Code.
30. 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.
31. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, fire, noise, water quality, air quality, biota, cultural resources, visual qualities, traffic/access, sewage disposal, education, fire services, environmental safety, and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").
32. After consideration of the attached Mitigated Negative Declaration and MMP together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Mitigated Negative Declaration and attached MMP.

33. The Hearing Officer finds that the project has an effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.
34. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles County Department of Regional Planning ("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, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, the Mitigated Negative Declaration is adopted and Tentative Tract Map No. 060319 is approved subject to the attached conditions recommended by the Los Angeles County Subdivision Committee.

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Title 21 and 22 of the Los Angeles County Code ("County Code"), including the requirements of the C-2-DP (Neighborhood Business – Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 03-246-(5), Oak Tree Permit Case No. 03-246-(5), the Castaic Area Community Standards District ("CSD") and the Mitigation Monitoring Program ("MMP").
2. Label the interior driveway as "Private Driveway and Fire Lane" on the final map.
3. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit Map, dated June 28, 2006, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department.
4. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 03-246-(5) and Oak Tree Permit Case No. 03-246-(5) have been recorded.
5. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review prior to final map approval.
6. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.
7. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
8. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated June 28, 2006.
9. Place a note or notes on the final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for a total of 35 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.
10. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Planning Director as required by Conditional Use Permit 03-246-(5).

11. The subdivider or successor in interest shall plant at least 25 trees of a non-invasive species within the residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
12. The period to appeal this project and its environmental determination lasts 10 calendar days beginning on the day after tentative map approval. Upon completion of the appeal period, remit processing fees of \$1,850.00 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
13. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount of \$26,775 and provide proof of payment to Regional Planning.
14. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this project. Comply with all such mitigation measures in accordance with the attached MMP. Record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project.
15. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit annual mitigation monitoring reports to Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
16. Within 30 days of the tentative map approval, as provided in the MMP, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.
17. The transport of 19,600 cubic yards of earthwork is considered a separate offsite grading project associated with the subdivision, as it exceeds 10,000 cubic yards of earthwork transport as defined in Section 22.08.070 of the County Code. According to Section 22.24.090, a grading project with offsite transport is subject

to a Director's Review and approval. Prior to grading permit issuance, submit a site plan with the haul route and operator information to Regional Planning.

18. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Planning.
19. The subdivider 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 tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
20. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay the Department of Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code Section 2.170.010.

Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the attached MMP and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060319 (Rev.)

Page 1/3

TENTATIVE MAP DATED 06-28-2006
TENTATIVE "A" MAP DATED 06-28-2006

The following reports consisting of 13 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. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
11. Quitclaim or relocate easements running through proposed structures.
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. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 06-28-2006
TENTATIVE "A" MAP DATED 06-28-2006

15. 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.

HW
Prepared by Henry Wong
tr60319L-rev9.doc

Phone (626) 458-4915

Date 08-16-2006



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

Tract

~~PARCEL MAP~~ NO. 060319

REV TENTATIVE MAP DATED 06/28/06
EXHIBIT MAP 06/28/06

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.
- =====

GRADING CONDITIONS:

1. Comply with the requirements of the drainage concept plan which was conceptually approved on 08/07/06 to the satisfaction of Public Works.
2. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name

Ernesto Rivera
Ernesto J Rivera

Date 08/08/06 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 60319
SUBDIVIDER Newhall Land & Farming Co.
ENGINEER Alliance
GEOLOGIST & SOILS ENGINEER R.T. Frankian & Assoc.

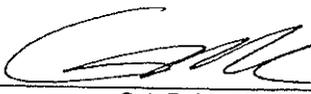
TENTATIVE MAP DATED 6/28/06 (Revised)
LOCATION Castaic
REPORT DATE 7/29/05, 5/5/04, 2/5/04, 9/29/03

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- The Soils Engineering review dated 8/2/06 is attached.

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- Groundwater is less than 10 feet from the ground surface on lots _____
- The Soils Engineering review dated _____ is attached.

Prepared by  Reviewed by _____ Date 7/27/06

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Tentative Parcel Map 60319
Location Castaic
Developer/Owner Newhall Land and Farming Company
Engineer/Architect Alliance
Soils Engineer R.T. Frankian, Inc. (2003-018-22)
Geologist Same as above

DISTRIBUTION:
 Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Revised Tentative Parcel Map Dated By Regional Planning 6/28/06
Soil Engineering and Geologic Report Dated 7/29/05, 7/6/04, 5/5/04, 2/05/04, 9/29/03
Previous Review Sheet Dated 4/18/06

ACTION:

Tentative Map feasibility is recommended for approval.

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, provide a soils report which addresses and evaluates the site and the proposed development (i.e. debris impact wall(s) volume calculations, etc.). The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/gmed/Manual.pdf>.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
THE ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.



Reviewed by _____

Date 8/2/06

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yoshi60319TeniPMk

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

1. Dedicate right of way 40 feet from centerline on The Old Road per C.S.B.-5103 and C.S.B.-5280.
2. Dedicate the right to restrict vehicular access along the property frontage on The Old Road.
3. Repair any broken or damaged improvements along the property frontage on The Old Road.
4. Construct curb, gutter (32 feet from centerline), base, pavement, and full-width sidewalk along the property frontage on The Old Road. The proposed 5 feet wide sidewalk is not approved.
5. Construct off-site curb, gutter (32 feet from centerline), base, pavement, and full-width sidewalk from the northerly property line to join the existing improvements on The Old Road to the satisfaction of Public Works.
6. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on The Old Road to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - 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.

9. Plant street trees along the property frontage on The Old Road.
10. Provide a left-turn lane on The Old Road at the proposed main driveway to the satisfaction of Public Works.
11. Prepare signing and striping plans for The Old Road abutting this subdivision to the satisfaction of Public Works.
12. Locate the footing of any proposed retaining wall along The Old Road to outside of the road right of way to the satisfaction of Public Works.
13. Prior to final map approval, enter into a written agreement with the County of Los Angeles, whereby the subdivider agrees to issue a letter of credit to fully guarantee the payment of fee for the proposed Magic Mountain Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current fee is \$10,000 per factored unit and is subject to change.
14. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the attached January 26, 2004 letter from our Traffic and Lighting Division to the satisfaction of Public Works.

HCW
Prepared by Allan Chan
tr60319r-rev9.doc

Phone (626) 458-4915

Date 08-08-2006



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

JAMES A. NOYES, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

January 26, 2004

Mr. Daryl Zerfass, P.E.
Austin-Foust Associates, Inc.
2020 North Tustin Avenue
Santa Ana, CA 92705

Dear Mr. Zerfass:

**CAMINO VIEJO
TENTATIVE TRACT NO. 60319
TRAFFIC STUDY (DECEMBER 1, 2003)
SANTA CLARITA AREA**

As requested, we have reviewed the above-mentioned document. The proposed project is located along the west side of The Old Road south of Hillcrest Parkway and north of Sedona Way in the unincorporated County of Los Angeles area of Castaic Junction.

The project consists of the development of a 36-unit condominium complex.

We generally agree with the study that the traffic generated by the proposed project alone will not have a significant California Environmental Quality Act impact to the County intersections or roadways in the area.

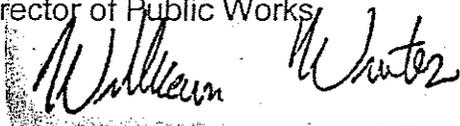
We require that a left-turn pocket at the project driveway for northbound traffic on The Old Road be provided. This improvement shall be the sole responsibility of the project. Detailed striping for the improvements shall be prepared and submitted to the Traffic Studies/Land Development Review Section of Traffic and Lighting Division for review and approval.

Mr. Daryl Zerfass
January 26, 2004
Page 2

If you have any question regarding the review of this document, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

JAMES A. NOYES
Director of Public Works

A handwritten signature in black ink, appearing to read "William J. Winter", is written over a faint, rectangular stamp or watermark.

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

PA:cn
EIRO3415

bc: Building and Safety
Land Development (Witler, Wong) ✓
Watershed Management (Munroe)

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 building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. 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.
3. Easements are required, subject to review by Public Works to determine the final locations and requirements.

HW

Prepared by Gregory Sommer
tr60319s-rev9.doc

Phone (626) 458-7151

Date 08-16-2006

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. 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.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

JMS
Prepared by Juan M Sarda
tr60319w-rev9.doc

Phone (626) 458-4921

Date 08-16-2006

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040



CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60319 Map Date 28-June-2006

C.U.P. _____ Vicinity Castaic

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: THE TENTATIVE MAP IS CLEARED FOR PUBLIC HEARING:
The proposed gated entrance shall be locked in accordance with Los Angeles County Fire Department, Regulation 5 . All Private Driveways and Firelanes shall be posted in accordance with Los Angeles County Fire Dept. Regulations. Provide a gate detail prior to the clearance of the final map

By Inspector: Janna Masi Date 25-Oct-06



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60319 Tentative Map Date 28-June-2006

Revised Report yes

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
The required fire flow for public fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
The required fire flow for private on-site hydrants is ___ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ___ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
Fire hydrant requirements are as follows:
Install 5 public fire hydrant(s). Verify / Upgrade existing ___ public fire hydrant(s).
Install ___ private on-site fire hydrant(s).
All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
Location: As per map on file with the office.
Other location: ___
All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
Hydrants and fire flows are adequate to meet current Fire Department requirements.
Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: THE REQUIRED FIRE FLOW MAY BE REDUCED DURING THE ARCHITECTURAL PLAN REVIEW PROCESS AS DETERMINED BY FIRE PREVENTION ENGINEERING, FOR BUILDING PERMIT APPROVAL.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date 25-Oct-06



PARK OBLIGATION REPORT

Tentative Map #	60319	DRP Map Date: 06/28/2006	SCM Date: 09/11/2006	Report Date: 09/07/2006
Park Planning Area #	35C	SAUGUS		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.29
IN-LIEU FEES:	\$51,146

Conditions of the map approval:

The park obligation for this development will be met by:

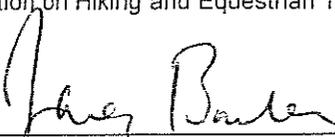
The payment of \$51,146 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Advanced Planning Section Head



PARK OBLIGATION WORKSHEET

Tentative Map #	60319	DRP Map Date:06/28/2006	SMC Date:09/11/2006	Report Date: 09/07/2006
Park Planning Area #	35C	SAUGUS		Map Type:REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.34	0.0030	0	0.00
M.F. < 5 Units	2.77	0.0030	35	0.29
M.F. >= 5 Units	1.70	0.0030	0	0.00
Mobile Units	1.85	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.29

Park Planning Area = 35C SAUGUS

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.29	\$176,366	\$51,146

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.29	0.00	0.00	0.29	\$176,366	\$51,146



COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

BRUCE A. CHERNOF, M.D.
Acting Director and Chief Medical Officer

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
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Fourth District

Michael D. Antonovich
Fifth District

July 26, 2006,

RFS No. 06-0019459

Tract No. 060319

Vicinity: Val Verde

Tentative Tract Map Date: ~~June 28, 2006~~ (9th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 060319** has been cleared for public hearing. The following conditions of approval apply:

1. Potable water will be supplied by the **Valencia Water Company**, a public water system, which guarantees water connection and service to all units. The "will serve" letter from the water company has been received by the Department.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles Sanitation District #32** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV

Mountain and Rural/Water, Sewage, and Subdivision Program

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 03-246-(5)**

1. The Hearing Officer of the County of Los Angeles has conducted a public hearing on the matter of Conditional Use Permit Case No. 03-246-(5) on August 21, 2007. Conditional Use Permit No. 03-246-(5) was heard concurrently with Tentative Tract Map No. 060319 and Oak Tree Permit Case No. 03-246-(5).
2. The applicant is proposing to construct 35 single-family attached condominium units within nine buildings on one lot.
3. A Conditional Use Permit is required to permit a residential use in a commercial zone and ensure compliance with the requirements of the Development Program (-DP) overlay zone, pursuant to Sections 22.28.210 and 22.40.040 of the Los Angeles County Code ("County Code").
4. The subject property is located on the west side of The Old Road between Sedona Way and Hillcrest Parkway, in the Newhall Zoned District of Los Angeles County.
5. The irregularly-shaped subject property is 5.7 gross acres in size with level to steeply-sloping topography. The site is currently vacant.
6. The project site is currently zoned C-2-DP (Neighborhood Business-Development Program). The current zoning was created by Ordinance No. 900082Z which became effective on July 21, 1990.
7. Surrounding zoning is A-2-2 (Heavy Agricultural-Two Acres Minimum Required Lot Area), R-2-12U-DP (Two Family Residence-12 Units Per Net Acres-Development Program), R-4 (Unlimited Residence) and R-1-5000 (Single-Family Residence-5,000 Square Feet Minimum Required Lot Area) to the north; MPD (Manufacturing-Industrial Planned Development) to the east; RPD-6000-5.8U (Residential Planned Development-6,000 Square Feet Minimum Required Lot Area-5.8 Units Per Net Acre) to the south; and RPD-6000-5.8U and RPD-6000-3U (Residential Planned Development-6,000 Square Feet Minimum Required Lot Area-Three Units Per Net Acre) to the west.
8. The Golden State Freeway (Interstate 5) is located to the east, with vacant land further east on the east side of the freeway. A single-family residence borders the subject property to the north. Further north there are condominium developments and open space lots. There are single-family residences to the south and west. Open space also borders the subject property to the northwest.

9. The proposed project is consistent with the C-2-DP zoning classification. Pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code"), property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the Conditional Use Permit and approved development program contained therein. Single-family residences are permitted in the C-2 zone provided a Conditional Use Permit has first been obtained pursuant to Section 22.28.160 of the County Code.
10. The subject property is located within the boundaries of the Castaic Area CSD, effective December 30, 2004. The proposed development is subject to all applicable provisions in the CSD.
11. The proposed development is consistent with applicable provisions in the CSD, including provisions regarding development standards in a hillside management area, significant ridgeline and locally indigenous vegetation.
12. While the proposed perimeter walls along the front and side property lines are up to 12 feet in height and exceed the wall height limitations set forth in Section 22.48.160 as required by Section 22.44.137 D.9 of the County Code, these walls are requested as part of the Conditional Use Permit for the proposed development program in accordance to Part 2 of Chapter 22.40 in the County Code in order to mitigate the noise impact.
13. The property is depicted within the Commercial land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the Los Angeles Countywide General Plan ("General Plan"). This land use designation may be developed at a maximum density of 40 units per gross acre, and would allow a maximum of 228 dwelling units on the site. The density of the proposed residential development, approximately 6.1 dwelling units per acre, is consistent with the maximum permitted by the Area Plan.
14. The proposed project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development. The project is consistent with the goals and policies of the General Plan.
15. Tentative Tract Map No. 060319 is a related request to create one multi-family lot with 35 attached condominium units within nine buildings on 5.7 gross acres.
16. Oak Tree Permit Case No. 03-246-(5) is a related request to authorize the encroachment within the protected zone of 11 oak trees.
17. The applicant's site plan, labeled Exhibit "A", depicts 35 attached condominium units within nine buildings clustered on the northern half of the project site. The

proposed residential buildings consist of either three or four units. The southern half of the project site, approximately 49 percent of the gross area (2.8 acres), will remain undeveloped. The residential buildings will be two-story structures with height ranging from 25'-6" to 25'-8". Two unit floor plans are proposed, one with 1,386 square feet of floor area and the other one with 1,513 square feet of floor area. A total of 90 parking spaces are depicted, including an attached two-car garage for each unit and 20 onsite guest parking spaces distributed throughout the project site. Landscaping is located in the parking areas, in between the residential buildings, within the open area at the south end of the project site, and along the eastern property line. The condominium units are accessed by a 28-foot wide private driveway and fire lane.

18. Correspondence was received from Los Angeles County Sanitation Districts reiterating their comments submitted during the environmental review process and the requirement for payment of sewer connection fees.
19. Two letters were received from the Castaic Area Town Council ("Town Council"). In a letter dated August 31, 2003, their support is indicated for a previous design of the project. A subsequent letter dated September 13, 2005 indicates the Town Council's agreement in concept of the redesigned project and their desire to have a park (preferably a County park) at the project site.
20. According to Section 21.24.350 C. of the County Code, the provision of park space is at the option of the subdivider due to the size of this subdivision (50 or fewer residential lots).
21. In respond to the Town Council's request of park space at the project site, the Los Angeles County Department of Parks and Recreation ("Parks and Recreation") conducted a site inspection to investigate the advisability and feasibility of locating a small pocket park at the south end of the project site, which is the only area with no development proposed. In a letter dated October 13, 2005, Parks and Recreation indicated that it would not be advisable to develop this area into a small pocket park due to the physical constraints of the property. Therefore, Parks and Recreation had concluded that this location is not suitable for a small local park.
22. Access will be provided from The Old Road to a 28-foot wide internal private driveway and fire lane. Approximately 70 feet south of the entry driveway will be a 20-foot wide gated driveway restricted to exit-only and emergency vehicle access. A 12-foot wide driveway entry to the open area at the south end of the proposed development is also proposed, which will be restricted to the Los Angeles County Flood Control District and the Homeowner Association access.
23. At the August 21, 2007 public hearing, the Hearing Officer heard staff presentation and oral testimony from the representative regarding the proposed development.

24. After hearing all testimony on August 21, 2007, the Hearing Officer closed the public hearing and approved Tentative Tract Map No. 060319.
25. The proposed use is subject to the development standards and requirements applicable to the C-2 zone, as set forth in Sections 22.28.130 through 22.28.170 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
26. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
27. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070 of the County Code.
28. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, fire, noise, water quality, air quality, biota, cultural resources, visual qualities, traffic/access, sewage disposal, education, fire services, environmental safety, and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based on the Initial Study and project revisions, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").
29. After consideration of the attached Mitigated Negative Declaration and the MMP together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Mitigated Negative Declaration and attached MMP.
30. The Hearing Officer finds that the project has an effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of

Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

31. Approval of this Conditional Use Permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Tentative Tract Map No. 060319 and Oak Tree Permit Case No. 03-246-(5).
32. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location 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 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; and
- E. That the development program submitted provides necessary safeguards to ensure completion of the proposed development by the permittee, forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.40.060 and 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 03-246-(5) is approved subject to the attached conditions established by the Hearing Officer.

**DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 03-246-(5)**

Exhibit "A" Date: 6-28-06

DRAFT CONDITIONS:

1. This grant authorizes the use of the subject property for 35 new single-family attached condominium units, as depicted on the approved exhibit map marked Exhibit "A" (dated June 28, 2006) or an approved revised Exhibit "A", subject to all of the following conditions of approval.
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 Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 7.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. 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 or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
7. Within five (5) days of the completion of the appeal period, the permittee shall remit a \$1,850.00 processing fee payable to the County of Los Angeles ("County") in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

8. The subject property shall be developed and maintained 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. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
10. 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 limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
11. 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 pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code ("County Code") Section 2.170.010.

12. This grant shall expire unless used within two years after the recordation of a final map for Tentative Tract Map No. 060319. In the event that Tentative Tract Map No. 060319 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.
13. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map and the approved exhibit map marked Exhibit "A" (dated June 28, 2006) or an approved revised Exhibit "A".
14. The development of the subject property shall conform to the conditions approved for Tentative Tract Map No. 060319.
15. 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 Planning.
16. Pursuant to Section 22.44.137 D.5.c. of the County Code, terraced drains required in cut-and-fill slopes shall be paved with colored concrete to blend with the natural soil or shall be concealed with berms.
17. Pursuant to Section 22.44.137 D.5.d. of the County Code, terraced slopes resulting from grading shall be landscaped with locally indigenous vegetation listed on the Castaic Area List of Indigenous Plants.
18. Pursuant to Section 22.44.137 D.6. of the County Code, no development, grading, construction, or improvements including any walls and/or fences shall be allowed within a 25-foot radius from every point on the crest of the secondary ridgeline located along the southern half of the western property boundary.
19. This grant modifies the heights for the following walls as shown on the approved Exhibit "A" from the provisions set forth in Section 22.48.160 of the County Code. All other walls and/or fences shall comply with the applicable provisions of Section 22.48.160 and Section 22.44.137 D.9. of the County Code.
 - a. A combination block wall along the northern half of the east property boundary consisting of a 4-foot high wall in front of a 12-foot high wall; and
 - b. A block wall ranging from five feet to a maximum of 12 feet on the north property boundary.
20. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.

Draft Conditions

21. No structure shall exceed a height of 35 feet above grade, except for chimneys and rooftop antennas.
22. A minimum of 90 automobile parking spaces, as depicted on the approved Exhibit "A" (dated June 28, 2006) or on an approved revised Exhibit "A", shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least two covered parking spaces designated for each dwelling unit. There shall be at least 20 guest parking spaces distributed throughout the project site as depicted on the approved Exhibit "A" (dated June 28, 2006) or an approved revised Exhibit "A". The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. The permittee shall submit a parking management plan and provide for continual enforcement of the parking management plan in the Covenants, Conditions, and Restrictions ("CC&Rs") to the satisfaction of Regional Planning.
23. Pursuant to Section 1118A of the State Building Code, one of the 20 guest parking spaces must be an accessible parking space for the disabled. Prior to the issuance of any building permit, the permittee shall submit to the Director of Planning for review and approval three (3) copies of a revised Exhibit "A" showing the required accessible parking space.
24. The permittee shall submit a copy of the project CC&Rs to the Director of Planning for review and approval.
25. All utilities shall be placed underground.
26. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Building and Safety").
27. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
28. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
29. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.

Draft Conditions

30. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
31. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
32. The permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works ("Public Works") and shall maintain all such permits in full force and effect throughout the life of this permit.
33. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
34. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of 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.
35. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
36. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
37. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage facilities shall be provided to the satisfaction of said department.
38. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
39. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the

proposed construction and/or associated grading complies with the conditions of this grant and the provisions of the County Code.

40. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning 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. 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 of Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and by the Los Angeles County Fire Department ("Fire Department"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved landscaping plans.

The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground cover as well. However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage of such planting is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. 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.

Permitted Plantings. Trees, shrubs and/or ground cover indigenous to the local region shall be used for the required 50% landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50% such landscaping can be found on the attached list (marked Exhibit "B") compiled by the Fire Department. This list may be amended as approved by staff.

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and/or ground cover shall be completed within six months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within eighteen months following completion of the required planting. The applicant shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished, at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

41. The following development program conditions shall apply:
 - a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
 - b. No existing building or structure which under the program is to be demolished shall be used.
 - c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
 - d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.
 - e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

42. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated herein by this reference and made conditions of this grant. The permittee shall comply with all mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

43. Within 30 days of the tentative map approval, as provided in the MMP, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigations Monitoring Reports.

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
OAK TREE PERMIT CASE NO. 03-246-(5)**

1. The Hearing Officer of the County of Los Angeles has conducted a public hearing on the matter of Oak Tree Permit Case No. 03-246-(5) on August 21, 2007. Oak Tree Permit Case No. 03-246-(5) was heard concurrently with Tentative Tract Map No. 060319 and Conditional Use Permit Case No. 03-246-(5).
2. The subject site is located on the west side of The Old Road between Sedona Way and Hillcrest Parkway, in the Newhall Zoned District of Los Angeles County.
3. The irregularly-shaped property is 5.7 gross acres in size with level to steeply-sloping topography. The site is currently vacant.
4. The subject property is located within the boundaries of the Castaic Area CSD, effective December 30, 2004. The proposed development is subject to all applicable provisions in the CSD.
5. The proposed development is consistent with applicable provisions in the CSD, including provisions regarding development standards in a hillside management area, significant ridgeline and locally indigenous vegetation.
6. While the proposed perimeter walls along the front and side property lines are up to 12 feet in height and exceed the wall height limitations set forth in Section 22.48.160 as required by Section 22.44.137 D.9 of the County Code, these walls are requested as part of the Conditional Use Permit for the proposed development program in accordance to Part 2 of Chapter 22.40 in the County Code in order to mitigate the noise impact.
7. Oak Tree Permit Case No. 03-246-(5) is a request to authorize encroachment within the protected zone of 11 oak trees.
8. The applicant has submitted an Oak Tree Report prepared by arborist Richard Johnson & Associates on July 28, 2003 and revised on July 22, 2004, August 12, 2005 and March 14, 2006 that identifies and evaluates 68 oak trees on the subject property.
9. The Los Angeles County Forester and Fire Warden ("Forester") has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The Forester has recommended approval of the requested Oak tree encroachment, subject to recommended conditions of approval, including mitigation trees to be provided at an inch per inch rate for any of the 11 trees that dies as a result of the approved encroachments.

10. Tentative Tract Map No. 060319 is a related request to create one multi-family lot with 35 attached condominium units within nine buildings on the subject property.
11. Conditional Use Permit Case No. 03-246-(5) is a related request to authorize a residential development in a commercial zoned and designated property and to ensure compliance with the Development Program (-DP) overlay zone.
12. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Los Angeles County Department of Public Works ("Public Works") as a condition of approval of the associated Tentative Tract Map.
13. At the August 21, 2007 public hearing, the Hearing Officer heard staff presentation and oral testimony from the representative regarding the proposed development.
14. After hearing all testimony on August 21, 2007, the Hearing Officer closed the public hearing and approved Tentative Tract Map No. 060319.
15. The project proposes offsite transport of 19,600 cubic yards of earthwork. This is considered a separate offsite transport grading project associated with the subdivision, as it exceeds 10,000 cubic yards of earthwork as defined in Section 22.08.070 of the County Code, and subject to a Director's review and approval prior to grading permit issuance according to Section 22.24.090.
16. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, fire, noise, water quality, air quality, biota, cultural resources, visual qualities, traffic/access, sewage disposal, education, fire services, environmental safety, and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program ("MMP").
17. After consideration of the attached Mitigated Negative Declaration and the MMP together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the

independent judgment and analysis of the Hearing Officer, and adopts the Mitigated Negative Declaration and attached MMP.

18. The Hearing Officer finds that the project has an effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.
19. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("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, Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed construction of proposed use will be accomplished without endangering the health of the remaining trees subject to Chapter 22.56, Part 16 of the Los Angeles County Code; and
- B. That the removal or relocation of the Oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- C. That the removal or relocation of the Oak trees proposed is necessary as continued existence at present location frustrates the planned improvement or proposed use of the subject property to such an extent that:
 1. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
 2. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. That the removal of the Oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an Oak Tree Permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Oak Tree Permit Case No. 03-246-(5) is approved subject to the attached conditions established by the Hearing Officer.

**DEPARTMENT OF REGIONAL PLANNING
OAK TREE PERMIT CASE NO. 03-246-(5)**

DRAFT CONDITIONS:

(Questions relating to these conditions should be addressed to the Forestry Division, Environmental Review Unit of the Los Angeles County Forester and Fire Warden at 818-890-5719.)

1. This grant authorizes encroachment within the protected zone of 11 trees of the Oak genus identified as Tree Numbers 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, and 71 in the applicant's Oak Tree Report, subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 4, and until all required monies have been paid pursuant to Condition Nos. 8, 9, and 36.
4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed and maintained 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.
7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
8. Within five (5) days of the completion of the appeal period, the permittee shall remit a \$1,850.00 processing fee payable to the County of Los Angeles

("County") in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

9. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department ("Fire Department") a sum of \$700. Such fees shall be used to compensate the Fire Department Forestry Division ("Forester") \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one pre-construction meeting and six subsequent inspections until the conditions of approval have been met. The Director of Planning and the Forester shall retain the right to make regular and unannounced site inspections.
10. The term "Oak Tree Report" refers to the report on file by Richard Johnson & Associates, the consulting arborist, dated March 14, 2006.
11. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and the Forester 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 Planning and the 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.
12. 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.
13. 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 Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
14. The permittee shall install temporary chain-link fencing, not less than four 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 Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.

Draft Conditions

15. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and conditions of approval on the project site and available for review. If the conditions of approval are not present on site during a monitoring inspection of an active project, the Forester will give an immediate "Stop Work Order." This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

PERMITTED OAK TREE ENCROACHMENT:

16. This grant allows encroachment within the protected zone of 11 trees of the Oak genus identified as Tree Numbers 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, and 71 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 to the extent possible and treated as recommended by the consulting arborist.
17. 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 Forester. In no case shall more than 20 percent of the tree canopy of any one tree be removed.
18. 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 Forester, a copy of which is enclosed with these conditions.

MITIGATION TREES:

19. The permittee shall provide mitigation trees of the Oak genus at an inch per inch rate for any tree specified above that dies as a result of the approved encroachments.
20. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free from trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.

Draft Conditions

21. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source.
22. Mitigation trees shall be planted within one year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the 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 Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
23. 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 Planning and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
24. 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:

25. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
26. 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 years, the permittee 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 Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
27. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
28. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.

Draft Conditions

29. 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.
30. 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.
31. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forester for all enforcement efforts necessary to bring the subject property into compliance.
32. 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 or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
33. 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 limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
34. 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 pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

35. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated herein by this reference and made conditions of this grant. The permittee shall comply with all mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). After completion of the appeal period, record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures set forth in the attached MMP, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures adopted as conditions of this grant.
36. Within 30 days of the tentative map approval, as provided in the MMP, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigations Monitoring Reports.
37. This grant shall expire unless used within two years after the recordation of a final map for Tentative Tract Map No. 060319. In the event that the Tentative Tract Map No. 060319 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.
38. This grant shall terminate upon the completion of the authorized oak tree encroachment and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Regional Planning.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN
September 8, 2006

Nooshin Paidier, Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Paidier:

OAK TREE PERMIT #03-246, CAMINO VIEJO-TINCHER PROJECT (FOURTH ADDENDUM)

We have reviewed the "Request for Oak Tree Permit #03-246." The project is located on the west side of the Old Road south of Hillcrest Parkway in the unincorporated area of Santa Clarita. 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 Richard Johnson & Associates, the consulting arborist, revised on March 14, 2006 and last revised map dated June 28, 2006.

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 \$700. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one (1) pre-construction meeting and six (6) 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.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENDORA	IRVINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

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 ENCROACHMENT:

7. This grant allows encroachment within the protected zone of eleven (11) trees of the Oak genus identified as Tree Numbers 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, and 71 on the applicant's site plan map 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 to the extent possible 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 (2) 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 (1) 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 an inch per inch rate for any tree specified above that dies as a result of the approved encroachments.
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; the combined diameter of the two (2) largest stems of such trees shall 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 death of any tree, which results from its permitted encroachment. 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 permittee 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.

Nooshin Paider, Department of Regional Planning
September 8, 2006
Page 4

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.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

DAVID R. LEININGER, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

DRL:sc

Enclosure

bc: Romo/ERU
OTP #03-246/Pac.
Chalton/Saugus
Oak Notebook
#104
Chron
{OTP #03-246.b88 (Fourth Addendum)}

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: CUP/OTP 03-246 / TR60319

1. **DESCRIPTION:**

Application for a CUP and TR60319 to construct 35 attached condominium units (total of 9 buildings) on the northern half of the project site; a slopewash impact wall of variable height to the west of the proposed buildings; two retaining walls; a 28' wide entry driveway off of The Old Road and a gated 20' wide driveway for fire truck exit approximately 70' west of that; 20 guest parking spaces; a 12' high block wall on the eastern half and 5' high block wall on the western half of the north property boundary; a combination block wall on the northern half of the east property boundary consisting of a 4' high wall in front of a 12' high wall. An OTP is also requested to encroach upon 11 oak trees (# 61-71) in order to construct the proposed development. Grading activities will involve approximately 2,000 c.y. of cut; 15,000 c.y. of fill; and 44,000 c.y. of removal and recompaction resulting in 6,600 c.y. of shrinkage. Approximately 19,600 c.y. of material will be imported to balance the site which will generate approximately 1,307 truck trips. The proposed project will be connected to public water and sewer systems.

2. **LOCATION:**

West side of The Old Road between Sedona Way and Hillcrest Pkwy., Santa Clarita

3. **PROPONENT:**

*Newhall Land & Farming Co.
23823 Valencia Blvd.
Valencia, CA 91355*

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITAGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: *Christina D. Tran*

CT

DATE: *November 15, 2006*



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION**

Bruce W. McClendon FAICP
Director of Planning

Project: CUP/OTP 03-246 / TR60319

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

1. Applicant shall comply with the NPDES requirements of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works (DPW).
2. The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.
3. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site, the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

4. Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harms way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected. Particular attention shall be directed towards the detection and relocation of silvery legless lizard.
5. All impacted oak trees (trees # 61-71) shall be monitored for a period of five years to ensure that potential impacts from project implementation have not resulted in death to the trees, as determined by the Department of Regional Planning. An oak tree monitoring program shall be submitted for approval by the Department of Regional Planning prior to the issuance of a grading permit. Monitoring will generally include evaluations of oak tree establishment and vigor, site photographs, and any problems associated with litter, herbivory, erosion caused by factors other than normal geophysical processes, or vandalism. In the event of tree death, applicant shall plant two replacement trees for each tree that has died.
6. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas. These restrictions shall be included in the CC&R of the development.
7. Prior to issuance of grading permit, applicant shall submit a fuel modification plan, a landscape plan, and an irrigation plan to the Los Angeles County Fire Department (LACFD), Forestry Division and DRP for review and approval.
8. Applicant shall pay a developer fee to the LACFD. In the event that the developer fee is no longer in effect at the time of building permit issuance, alternative mitigation measures to the satisfaction of LACFD shall be required.
9. Prior to the issuance of a permit to connect to the sewer, applicant shall pay appropriate connection fee to the Los Angeles County Sanitation Districts.
10. Applicant shall obtain Caltrans transportation permit for the use of any oversized-transport vehicles for the transportation of heavy construction equipment and/or materials.
11. Large size truck trips shall be limited to off-peak commute periods.
12. Prior to any construction activities, applicant shall submit a truck/traffic construction management plan to Caltrans for their review and approval.
13. It shall be the sole responsibility of applicant to install a northbound left-turn pocket at the project driveway on The Old Road. Prior to the issuance of a grading permit, applicant shall submit a detailed striping plan for the required improvements to the Traffic and Lighting Division of the DPW for their review and approval.
14. If soil contamination is suspected during construction of the project, construction in the area shall stop and remediation shall be conducted to the satisfaction of the government agency with regulatory oversight.

15. Prior to issuance of grading permit, applicant shall submit a Tank Removal Permit from the Los Angeles County Fire Department and a No Further Action Order from the Los Angeles County Department of Public Works for the 1,000-gallon gasoline underground storage tank that was removed from the project site.
16. Pursuant to the Soils Engineering Review Sheet of the DPW dated August 2, 2006, applicant shall submit a soils report which addresses and evaluates the site and the proposed development to the DPW for their review and approval.
17. Prior to issuance of grading permit, applicant shall submit a grading plan to the DPW for their review and approval. The grading plan shall be based on a detailed engineering geology report and/or soils engineering report and shall show all recommendations submitted by them. The grading plan shall also agree with the tentative map and conditions as approved at public hearing.
18. Prior to the issuance of a building permit, applicant shall pay the appropriate County Library Developer Fee in effect at that time.
19. Prior to the issuance of a building permit, applicant shall submit a determination letter from applicable school district(s) indicating whether payment of the school mitigation fee will be required. Applicant shall pay the appropriate school mitigation fee if required by the school district(s).
20. All structures including perimeter walls shall be of earth tone color of the area. In addition, the project shall be landscaped to the satisfaction of DRP including the areas along the eastern property boundary of the site.
21. Total soil import shall not exceed 19,600 cubic yards. In addition, a maximum of 30 truck trips per day shall be permitted for the import of soil. This requirement shall be noted in an approved grading plan.
22. Infrastructure construction shall commence only after grading has been completed. In addition, Phase II building construction shall not commence until Phase I building construction is completed.
23. Architectural coatings emission factor shall not exceed .00602 pounds of volatile organic compounds (VOC) per square foot of surface area.
24. During construction activities, exposed surfaces shall be watered three times daily.
25. During construction activities, applicant shall apply soil stabilizers to inactive areas and replace ground cover in disturbed areas within 30 days of disturbances.
26. During construction activities, all diesel fuel vehicles and equipment shall use aqueous diesel fuel and diesel particulate filter. In addition, cooled exhaust gas recirculation, lean-NOx catalyst or diesel oxidation catalyst shall be used.
27. During construction activities, all construction equipment and activities at the project site shall comply with the provisions and restrictions in the County Noise Control Ordinance.
28. During construction activities, the use of vibration equipment shall not exceed the perception level of 0.01 inch per second of motion velocity at the nearest occupied dwellings or buildings.
29. Air conditioning units shall be installed for all condominiums within the development. The air conditioning units shall be installed according to manufacturer's instructions and shall comply with Section 12.08.530 of the Los Angeles Noise Control Ordinance.

30. The proposed perimeter sound wall shall have a surface density of at least four pounds per square foot that may be constructed of acrylic glass, any masonry material, or a combination of these materials. Aside from the main entrance and the emergency vehicle access point, the perimeter sound wall shall not have any other openings or cracks and shall be at the heights as depicted in Figure 4 of the Environmental Exterior Noise Study & Mitigation Report dated October 27, 2005. Said specifications shall be included in the notes of an approved building plan.
31. Second floor balconies with exposure to I-5 freeway shall be prohibited.
32. The interior CNEL for all dwelling units shall not exceed 45 dB. Prior to issuance of Certificate of Occupancy, an interior noise analysis shall be conducted to ensure compliance with the State's interior noise standard of 45 dB or less.
33. The façade of all structures with direct exposure to the I-5 freeway and The Old Road shall utilize sound-rated windows and doors with substantial sound-ratings (approximately STC 40 or more). These structures shall utilize resilient channels on the interior gypsum boards of the exterior wall assemblies as well as baffling for attic vent openings and vent ducts connecting interior space to the outdoors. Said specifications shall be included in the notes of an approved building plan.
34. Fire places shall be prohibited in the development due to noise attenuation performance requirements. Said prohibition shall be included in the notes of an approved building plan.
35. Recreational uses shall be prohibited in the open area at the south end of the proposed development bordered by the proposed building 9, the perimeter sound wall, and the fence as depicted in Figure 3 of the Environmental Exterior Noise Study & Mitigation Report dated October 27, 2005. Permanent structures and/or fixtures in said area shall be prohibited. These restrictions shall be included in the CC&R of the development.
36. As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as changed/conditioned.



 Applicant

2-6-07

 Date

[] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

 Staff

 Date

Conditional Use Permit / Oak Tree Permit No. 03-246
TR60319

Mitigation Monitoring Program

	Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
1	<p>Geology/Soil</p> <p>Pursuant to the Soils Engineering Review Sheet of the DPW dated August 2, 2006, applicant shall submit a soils report which addresses and evaluates the site and the proposed development to the DPW for their review and approval.</p>	Project Applicant	Submittal and approval of soils report	DPW	Prior to issuance of grading permit
2	<p>Applicant shall submit a grading plan to the DPW for their review and approval. The grading plan shall be based on a detailed engineering geology report and/or soils engineering report and shall show all recommendations submitted by them. The grading plan shall also agree with the tentative map and conditions as approved at public hearing.</p>	Project Applicant	Submittal and approval of grading plan	DPW	Prior to issuance of grading permit
3	<p>Fire</p> <p>Applicant shall pay a developer fee to the LACFD. In the event that the developer fee is no longer in effect at the time of building permit issuance, alternative mitigation measures to the satisfaction of LACFD shall be required.</p>	Project Applicant	Pay developer fee	LACFD	At the time of building permit issuance

4	Noise	All construction equipment and activities at the project site shall comply with the provisions and restrictions in the County Noise Control Ordinance.	Project Applicant	Comply with County Noise Control Ordinance	DHS	During construction activities
5		The use of vibration equipment shall not exceed the perception level of 0.01 inch per second of motion velocity at the nearest occupied dwellings or buildings.	Project Applicant	Vibration equipment shall not exceed perception level of 0.01 in/sec	DHS	During construction activities
6		Air conditioning units shall be installed for all condominiums within the development. The air conditioning units shall be installed according to manufacturer's instructions and shall comply with Section 12.08.530 of the Los Angeles Noise Control Ordinance.	Project Applicant	Install air conditioning units and comply with County Noise Control Ordinance	DHS	Prior to the issuance of Certificate of Occupancy
7		The proposed perimeter sound wall shall have a surface density of at least four pounds per square foot that may be constructed of acrylic glass, any masonry material, or a combination of these materials. Aside from the main entrance and the emergency vehicle access point, the perimeter sound wall shall not have any other openings or cracks and shall be at the heights as depicted in Figure 4 of the Environmental Exterior Noise Study & Mitigation Report dated October 27, 2005. Said specifications shall be included in the notes of an approved building plan.	Project Applicant	Perimeter sound wall shall have surface density of at least 4 lb/sq. ft. with no openings or cracks	DHS	Prior to the issuance of Certificate of Occupancy

8	Second floor balconies with exposure to I-5 freeway shall be prohibited.	Project Applicant	Balconies prohibited	DIIS	Throughout project lifetime
9	The interior CNEL for all dwelling units shall not exceed 45 dB. Prior to issuance of Certificate of Occupancy, an interior noise analysis shall be conducted to ensure compliance with the State's interior noise standard of 45 dB or less.	Project Applicant	Conduct interior noise analysis; interior CNEL shall not exceed 45 dB	DIIS DRP	Prior to issuance of Certificate of Occupancy and throughout project lifetime
10	The façade of all structures with direct exposure to the I-5 freeway and The Old Road shall utilize sound-rated windows and doors with substantial sound-ratings (approximately STC 40 or more). These structures shall utilize resilient channels on the interior gypsum boards of the exterior wall assemblies as well as baffling for attic vent openings and vent ducts connecting interior space to the outdoors. Said specifications shall be included in the notes of an approved building plan.	Project Applicant	Install sound-rated windows and doors and other sound insulation materials	DIIS	Prior to issuance of Certificate of Occupancy
11	Fire places shall be prohibited in the development due to noise attenuation performance requirements. Said prohibition shall be included in the notes of an approved building plan.	Project Applicant	Fire places are prohibited	DIIS	Prior to issuance of Certificate of Occupancy

12	<p>Recreational uses shall be prohibited in the open area at the south end of the proposed development bordered by the proposed building 9, the perimeter sound wall, and the fence as depicted in Figure 3 of the Environmental Exterior Noise Study & Mitigation Report dated October 27, 2005. Permanent structures and/or fixtures in said area shall be prohibited. These restrictions shall be included in the CC&R of the development.</p>	Project Applicant	Recreational uses, structures, and fixtures prohibited in stated open area	DHS DRP	Throughout project lifetime
13	<p>Water Quality Compliance with NPDES requirement of the CRWQCB and the DPW</p>	Project Applicant	Acquire NPDES Permit	CRWQCB DPW	Prior to issuance of grading permit
14	<p>Air Quality Total soil import shall not exceed 19,600 cubic yards. In addition, a maximum of 30 truck trips per day shall be permitted for the import of soil. This requirement shall be noted in an approved grading plan.</p>	Project Applicant	Submittal of an approved grading plan with note of restriction	DPW	During grading activities

15	Infrastructure construction shall commence only after grading has been completed. In addition, Phase II building construction shall not commence until Phase I building construction is completed.	Project Applicant	Commence Phase II building construction only after Phase I is completed	DPW	During construction activities
16	Architectural coatings emission factor shall not exceed .00602 pounds of volatile organic compounds (VOC) per square foot of surface area.	Project Applicant	Utilize coatings with emissions not to exceed .00602 VOC per square foot of surface area	AQMD	During construction activities
17	During construction activities, exposed surfaces shall be watered three times daily.	Project Applicant	Water exposed surfaces three times per day	AQMD	During construction activities
18	Applicant shall apply soil stabilizers to inactive areas and replace ground cover in disturbed areas within 30 days of disturbances.	Project Applicant	Apply soil stabilizers and replace ground cover	AQMD DPW	During construction activities

19	<p>All diesel fuel vehicles and equipment shall use aqueous diesel fuel and diesel particulate filter. In addition, cooled exhaust gas recirculation, lean-NOx catalyst or diesel oxidation catalyst shall be used.</p>	Project Applicant	<p>Utilize aqueous diesel fuel; diesel particulate filter; cooled exhaust gas recirculation, lean-NOx catalyst; diesel oxidation catalyst</p>	AQMPD	During construction activities
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20	<p>Biota</p> <p>Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site, the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>	Project Applicant	Conduct weekly bird survey and submit result to DRP; active nests shall be protected and demarcated with flagging or fencing	DRP	Prior to any construction activity from February through August
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21	<p>A qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harms way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected. Particular attention shall be directed towards the detection and relocation of silvery legless lizard.</p>	Project Applicant	Conduct pre-grading field surveys; relocate vertebrate species	DRP	Prior to and during grading activities
22	<p>All impacted oak trees (trees # 61-71) shall be monitored for a period of five years to ensure that potential impacts from project implementation have not resulted in death to the trees, as determined by the Department of Regional Planning. An oak tree monitoring program shall be submitted for approval by the Department of Regional Planning prior to the issuance of a grading permit. Monitoring will generally include evaluations of oak tree establishment and vigor, site photographs, and any problems associated with litter, herbivory, erosion caused by factors other than normal geophysical processes, or vandalism. In the event of tree death, applicant shall plant two replacement trees for each tree that has died.</p>	Project Applicant	Submittal and approval of oak tree monitoring program; monitor impacted oak trees; replace dead oak trees	DRP	Prior to issuance of grading permit and for a period of five years after construction

23	<p>In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas. These restrictions shall be included in the CC&R of the development.</p>	Project Applicant	Exterior lighting directed downward, of low intensity, at low height, and shielded	DRP	Throughout project lifetime
24	<p>Applicant shall submit a fuel modification plan, a landscape plan, and an irrigation plan to the Los Angeles County Fire Department (LACFD), Forestry Division and DRP for review and approval.</p>	Project Applicant	<p>Submittal and approval of fuel modification plan, landscape plan, and irrigation plan</p>	DRP LACFD	Prior to issuance of grading permit
25	<p>Archaeology The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.</p>	Project Applicant and construction contractor	Construction monitoring for buried cultural resources	DRP	During construction activities

26	<p>Visual Qualities</p> <p>All structures including perimeter walls shall be of earth tone color of the area. In addition, the project shall be landscaped to the satisfaction of DRP including the areas along the eastern property boundary of the site.</p>	Project Applicant	Use earth tone colors; landscape site	DRP	Prior to issuance of Certificate Occupancy and throughout project lifetime
27	<p>Traffic/Access</p> <p>Applicant shall obtain Caltrans transportation permit for the use of any oversized-transport vehicles for the transportation of heavy construction equipment and/or materials.</p>	Project Applicant	Obtain transportation permit if required	Caltrans	During construction activities
28	<p>Large size truck trips shall be limited to off-peak commute periods.</p>	Project Applicant	Truck trips limited to off-peak commute periods	DPW	During construction activities
29	<p>Applicant shall submit a truck/traffic construction management plan to Caltrans for their review and approval.</p>	Project Applicant	Submittal and approval of a truck/traffic construction management plan	Caltrans	Prior to any construction activities

30	It shall be the sole responsibility of applicant to install a northbound left-turn pocket at the project driveway on The Old Road. Prior to the issuance of a grading permit, applicant shall submit a detailed striping plan for the required improvements to the Traffic and Lighting Division of the DPW for their review and approval.	Project Applicant	Submittal and approval of striping plan; install required improvement	DPW	Prior to issuance of grading permit; prior to building permit for left-turn pocket
31	Sewage Disposal Applicant shall pay appropriate connection fee to the Los Angeles County Sanitation Districts.	Project Applicant	Pay connection fee	LASD	Prior to issuance of permit to connect to sewer
32	Education applicant shall submit a determination letter from applicable school district(s) indicating whether payment of the school mitigation fee will be required. Applicant shall pay the appropriate school mitigation fee if required by the school district(s).	Project Applicant	Submittal of school determination letter; pay school mitigation fee if required	LACSD	Prior to issuance of building permit
33	Environmental Safety If soil contamination is suspected during construction of the project, construction in the area shall stop and remediation shall be conducted to the satisfaction of the government agency with regulatory oversight.	Project Applicant	Remediate soil contamination if encountered	DTSC DRP LACTFD DPW	During construction activities

34	Applicant shall pay the appropriate County Library Developer Fee in effect at that time.	Project Applicant	Pay library developer fee	LACPL	Prior to issuance of building permit
35	Applicant shall submit a Tank Removal Permit from the Los Angeles County Fire Department and a No Further Action Order from the Los Angeles County Department of Public Works for the 1,000-gallon gasoline underground storage tank that was removed from the project site.	Project Applicant	Submittal of Tank Removal Permit and No Further Action Order	LACFD DPW	Prior to issuance of grading permit
36	<p>Mitigation Compliance</p> <p>As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed</p>	Project Applicant and Subsequent Owner(s)	Submittal of annual mitigation compliance report; replenishing mitigation monitoring account	DRP	Annually until such time as all mitigation measures have been implemented and completed

Key: AQMD = South Coast Air Quality Management District
 Caltrans = California Department of Transportation
 DHS = Los Angeles County Department of Health Services
 DPW = Los Angeles County Department of Public Works
 DRP = Los Angeles County Department of Regional Planning
 DTSC = Department of Toxic Substances Control
 CRWQCB = California Regional Water Quality Control Board
 LACFD = Los Angeles County Fire Department
 LACPL = Los Angeles County Public Library
 LACSD = Los Angeles County School District
 LASD = Los Angeles County Sanitation Districts

NPDES = National Pollution Discharge Elimination System



******* INITIAL STUDY *******

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: September 13, 2006 Staff Member: Christina D. Tran

Thomas Guide: 4459 H-3 & 4 USGS Quad: Newhall

Location: West side of the Old Road between Sedona Way and Hillcrest Pkwy., Santa Clarita

Description of Project: Application for a CUP and TR60319 to construct 35 attached condominium units (total of 9 buildings) with no individual yard space on the northern half of the project site; a slopewash impact wall of variable height to the west of the proposed buildings; two retaining walls; a 28' wide entry driveway off of The Old Road and a gated 20' wide driveway for fire truck exit approximately 70' west of that; 20 guest parking spaces; a 12' high block wall on the eastern half and 5' high block wall on the western half of the north property boundary; and a combination block wall on the northern half of the east property boundary consisting of a 4' high wall in front of a 12' high wall. An OTP is also requested to encroach upon 11 oak trees (# 61-71) in order to construct the proposed development. Grading activities will involve approximately 2,000 c.y. of cut; 15,000 c.y. of fill; and 44,000 c.y. of removal and recompaction resulting in 6,600 c.y. of shrinkage. Approximately 19,600 c.y. of material will be imported to balance the site which will generate approximately 1,307 truck trips. The proposed project will be connected to public water and sewer systems.

Gross Acres: 5.7 acres

Environmental Setting: Project site is a vacant lot with natural resources consisting of oak woodland and coastal sage scrub and is potential habitat for sensitive species such as California gnatcatcher, slender mariposa lily, Plummer's mariposa lily, San Fernando Valley spineflower, and San Diego horned lizard. Project site was previously utilized for farming activities and as a fire station from 1952-1995. Surrounding land uses consist of Golden State Freeway, single family residences, and vacant land.

Zoning: C-2-DP (Neighborhood Business, Development Program)

General Plan: Low Density Residential

Community/Area wide Plan: Industry (Santa Clarita Valley Area Plan)

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<i>TR44800</i>	<i>(TN) 417 (402 SF + 12 OS + 3PF) lots [9-13-00 recorded]</i>
<i>PM18907</i>	<i>3 SF lots on 189 ac. [11-1-89 recorded]</i>
<i>TR51995/CP95085</i>	<i>1 MF lot (114 condominiums) [8-18-99 recorded]</i>
<i>CP89467</i>	<i>Retail, restaurant, offices [3-21-90 approved]</i>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Caltrans

Trustee Agencies

None

State Fish and Game

State Parks

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- William S. Hart Union High School District*

Castaic Union School District

Valencia Water Company

SCV Historical Society

DTSC

Department of Conservation: Division of Oil, Gas & Geothermal Resources

AQMD

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area

County Reviewing Agencies

- Subdivision Committee
- DPW: Geotechnical & Materials Engineering Division; Drainage & Grading; Land Development (NPDES review); Environmental Programs; Traffic & Lighting*

Fire Department

L.A. County Sanitation Dist.

Public Library

Health Department: Environmental Hygiene

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Liquefaction</i>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Fire Zone 4</i>
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Golden State Freeway</i>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>NPDES requirement</i>
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Grading activities</i>
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Oak woodland, sensitive species</i>
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Oak trees & vacant land</i>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Block wall adjacent to The Old Road</i>
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Access may be inadequate</i>
	2. Sewage Disposal	17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Sewer treatment capacity problem</i>
	3. Education	18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Capacity problem at district & school</i>
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Approximately 2.1 miles from fire station</i>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Inactive oil lines</i>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Biota, education, noise, fire, visual</i>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Urban Expansion
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: September 29, 2003

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/LA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Christina Bran Date: 11-15-06

Approved by: Dayl Koutnik Date: 15 NOVEMBER 2006

This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Liquefaction (Seismic Hazard Zone map – Newhall Quad)</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Approximate hillside boundary</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>Approximate hillside boundary</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Liquefaction (Seismic Hazard Zone map – Newhall Quad)</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>Approximately 2,000 c.y. of cut; 15,000 c.y. of fill; 44,000 c.y. of removal and recompaction proposed; 6,600 c.y. of shrinkage; and 19,600 c.y. of import</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>DRP staff observed heavy erosion, severe slope instability that left debris and mud up to 4' thick in some places during a site visit on 2/05.</i>

STANDARD CODE REQUIREMENTS

- | | | |
|--|---|--|
| <input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70 | <input checked="" type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design | <input checked="" type="checkbox"/> Approval of Geotechnical Report by DPW |

DPW approved soils and geologic review on 8/2/06 and 7/27/06, respectively. Applicant shall comply with all requirements of said approval and of the Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

- | | | |
|--|---|--|
| <input type="checkbox"/> Potentially significant | <input checked="" type="checkbox"/> Less than significant with project mitigation | <input type="checkbox"/> Less than significant/No Impact |
|--|---|--|

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
<hr/> <i>100 year flood area (L.A. County Safety Element map)</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?
<hr/> <i>Approximate hillside boundary area (L.A. County Safety Element map)</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off?
<hr/> <i>Approximate hillside boundary area (L.A. County Safety Element map)</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors (e.g., dam failure)?
<hr/> <i>Project site located within or adjacent to flood hazard area</i> |

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

Drainage concept/SUSMP/Hydrology approved on 8/7/06 in file. Applicant shall comply with all requirements of said approval and of the Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? <i>Very high fire hazard severity zone</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8
 Fuel Modification / Landscape Plan

MITIGATION MEASURES OTHER CONSIDERATIONS

Project Design Compatible Use

FD letters of 6/21/06 and 8/4/06 did not identify any significant impact. Applicant shall comply with all requirements of said letters and of the Subdivision Committee. Applicant shall pay fire mitigation fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>Golden State Freeway east of project site</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Noise Control (Title 12 – Chapter 8) Uniform Building Code (Title 26 - Chapter 35)

MITIGATION MEASURES **OTHER CONSIDERATIONS**

Lot Size Project Design Compatible Use

DHS letter of 10/27/06 indicated that recommended mitigation measures would reduce noise impacts to less than significant. Applicant shall comply with all requirements of said letter. Noise study by Dudek & Associates, Inc. dated 12/17/04 and 10/27/05 in file.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>Santa Clara River is impaired</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system? If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>10 or more dwelling units are subject to NPDES requirements</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>10 or more dwelling units are subject to NPDES requirements</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>Existing inactive mobile oil line within the eastern side of project site has been abandoned</i>

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW) |

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size Project Design Compatible Use

DPW letter of 12/29/05 did not identify any significant water quality impact.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? <i>Residential uses adjacent to freeway</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>Over 44,000 cubic yards of grading activities</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)? <i>Project site in located within non-attainment area</i>
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design Air Quality Report

OTHER CONSIDERATIONS

Air Emissions Analysis dated 5/18/06 and URBEMIS 2002 dated 5/16/06 in file indicated that air quality impact is less than significant. Applicant shall comply with all recommendations of said reports.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe

- | | | | | |
|----|---|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? |
| | <hr/> <i>Well developed oak and coastal sage scrub vegetation on slopes</i> <hr/> | | | |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? |
| | <hr/> <i>Impact to oak woodlands</i> <hr/> | | | |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? |
| | <hr/> <i>Oak woodland and coastal sage scrub</i> <hr/> | | | |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)? |
| | <hr/> <i>Coast live oak</i> <hr/> | | | |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? |
| | <hr/> <i>Silvery legless lizard</i> <hr/> | | | |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? |

- | | |
|---|---|
| <input checked="" type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design |
| <input type="checkbox"/> ERB/SEATAC Review | <input checked="" type="checkbox"/> Oak Tree Permit |

Applicant shall comply with all biological conditions including all OTP requirements contained in LACFD letter of 9/8/06.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Potentially significant | <input checked="" type="checkbox"/> Less than significant with project mitigation | <input type="checkbox"/> Less than significant/No impact |
|---|---|--|

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
				<i>Oak woodland</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

CSUF previously consulted on 11/17/03. Phase I Archaeological Survey dated 2/16/04 in file. Stop work condition.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-
-
-

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?

Farmland of statewide importance to east of Golden State Freeway

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

d. Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? <i>Golden State Fwy. to east of site is second priority route</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors (e.g., grading or landform alteration)? <i>Combination block wall consisting of a 4' high and 12' high wall at the eastern property boundary.</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

Earth tone colors and landscaping required along eastern property line.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? <i>Access may be inadequate</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Traffic Report Consultation with Traffic & Lighting Division

DPW letter of 12/29/05 indicated that left-turn pocket at project driveway for northbound traffic on The Old Road was required.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant? <i>Potential sewer treatment capacity problem – existing capacity is 96%</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site? <i>Potential sewer treatment capacity problem – existing capacity is 96%</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

County Sanitation districts' letter of 11/28/05 did not identify any significant sewage disposal impact.

Applicant shall pay applicable sewage system connection fee. DPW's comments dated 5/30/06 did not identify any significant sewage disposal impacts. Applicant shall comply with all requirements of said letter.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?
<i>Capacity problem at district and school</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools that will serve the project site?
<i>Capacity problem at district and school</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
<i>Library volumes and space shortage</i> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-
-

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

County Public Library letter of 12/27/05 indicated that payment of Library Facilities Mitigation Fee would reduce library impact to less than significant.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

- a. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
Fire station 76 located at 27223 Henry Mayo Drive in Valencia is approximately 2.1 miles from project site
- b. Are there any special fire or law enforcement problems associated with the project or the general area?
- c. Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>Limited landfill capacity</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Plumbing Code – Ordinance No. 2269 Water Code – Ordinance No. 7834

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

Compliance with all applicable County ordinances with respect to solid waste disposal would reduce impact to less than significant

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land? |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-
-
-

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site?
<i>Existing inactive mobile oil line along frontage of site has been abandoned</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors?
<i>One 1,000-gallon gasoline UST was removed from site in 1990</i> |

MITIGATION MEASURES

Toxic Clean-up Plan

OTHER CONSIDERATIONS

Construction shall cease if soil contamination is suspected during construction and remediation shall be conducted to the satisfaction of appropriate agencies. Tank Removal Permit from the Los Angeles County Fire Department and a No Further Action Order from the Los Angeles County Department of Public Works required. Preliminary Environmental Site Assessment – Phase I dated September 2003 in file.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant

Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPAIRMENTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-
-
-

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <i>Biota, cultural resources</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. <i>Library, sewage disposal, fire services, traffic, visual, education</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? <i>Water quality, noise, geotechnical, flood hazard, environmental safety</i>

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant Less than significant with project mitigation Less than significant/No impact

**CONDITIONAL USE PERMT NO. 03-246(5) TTM 60319
BURDEN OF PROOF**

Camino Viejo – Castaic, CA

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, or**
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The project proposes 35 attached residential units on 5.7 acres. The property is currently zoned C-2-DP. The proposed project fits with existing residential uses to the north, west and south. The project site is adjacent to The Old Road and Interstate-5 on the east.

The proposed project will not cause any of items 1, 2 or 3 listed above.

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.

The site has been designed so as to create common area open space for the enjoyment of all residents and their guests. No private yards or fences are proposed. A 12' high wall is proposed along The Old Road for sound attenuation. Each home provides two garage stalls for resident parking and adequate guest parking is provided within the site. Landscaped areas are along the private drive, adjacent to the homes and a passive open space area to the south.

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, and**
- 2. By other public or private service facilities as are required.**

Camino Viejo (TTM60319) is adjacent to the existing The Old Road. This road will adequately serve the project area. The project is currently being conditioned to widen The Old Road to its ultimate width between the boundaries of the project. Existing sewer, water and storm drain lines are within The Old Road and can be utilized for the project.

**CONDITIONAL USE PERMT NO. 03-246(5) TTM 60319
OAK TREE BURDEN OF PROOF**

Camino Viejo – Castaic, CA

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

No oak trees are proposed for removal. 11 of the trees will be temporarily impacted by minor grading or temporary debris flow under the dripline. It is the opinion of the Project Oak Tree consultant that these impacts do not endanger the current health of these 11 trees. This encroachment has been reviewed and approved by the LA County Forester and any activity within the protected areas will be accomplished through the means as laid out by the Forester's recommendations including the installation protective fencing outside of the dripline prior to any construction.

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 waterways which can not be satisfactorily mitigated;

This project does not propose to divert or increase the flow of surface waters around the existing trees. Therefore, an increase in soil erosion is not anticipated. The Project Oak Tree Report recommends that if a tree is to fail, the roots be maintained for any removed tree (i.e. only remove the tree, not the roots); this will help maintain stability with the surrounding soils and erosion.

C. That in addition to the above facts at least one of the following findings apply:

1. 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) Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or

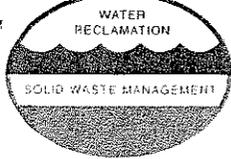
(b) Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or

2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or

3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or danger of failing, is such that it cannot be remedied through reasonable preservation procedures and practice.

4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

The site has been designed so that no oak trees are proposed for removal or relocation. Eleven trees are temporarily encroached during the development of the site.



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

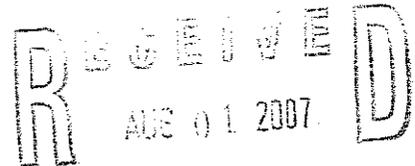
1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

July 31, 2007

File No: SCV-00.04-00

Ms. Tina Fung
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012



Dear Ms. Fung:

**Tentative Tract Map No. 060319-(5),
Conditional Use Permit No. 03-246-(5), Oak Tree Permit No. 03-246-(5)**

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Public Hearing and Notice of Intent to Adopt a Mitigated Negative Declaration for the subject project on July 19, 2007. The proposed development is located within the jurisdictional boundaries of the Santa Clarita Valley Sanitation District. We offer the following comments regarding sewerage service:

1. Previous comments submitted by the Districts in correspondence dated November 28, 2005 (copy enclosed), to your agency, still apply to the subject project with the following updated information.
2. The Districts' 15-inch diameter Castaic Trunk Sewer, located in The Old Road, conveyed a peak flow of 2 million gallons per day (mgd) when last measured in 2007.
3. The Santa Clarita Valley Joint Sewerage System (SCVJSS) currently processes an average flow of 20.8 mgd.
4. The expected average wastewater flow from the project site is 6,825 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
5. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

Ruth I. Frazen
Engineering Technician
Facilities Planning Department

RIF:rf
Enclosure



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

November 28, 2005

File No: 32-00.04-00

Ms. Christina Tran
Impact Analysis Section
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

COPY

Dear Ms. Tran:

Project No. CUP/OTP 03-246 / TR060319

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Consultation, Initial Study, and plans for the subject project on November 23, 2005. The proposed development is located within the jurisdictional boundaries of the Santa Clarita Valley Sanitation District (a consolidation of Districts Nos. 26 and 32). We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge directly to the Districts' Castaic Trunk Sewer, Section 4, located in The Old Road. This 15-inch diameter trunk sewer has a design capacity of 3.2 million gallons per day (mgd) and conveyed a peak flow of 1.7 mgd when last measured in 2003. A direct connection to a Districts' trunk sewer requires a Trunk Sewer Connection Permit, issued by the Districts. For information regarding the permit, please contact the Public Counter at extension 1205.
2. The District operates two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a design capacity of 28.1 mgd and currently processes an average flow of 20.5 mgd.
3. The expected average wastewater flow from the project site is 7,020 gallons per day.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project, which will mitigate the impact of this project on the present Sewerage System. Payment of a connection fee will be required before a permit to connect to the sewer is issued. A copy of the Connection Fee Information Sheet is

enclosed for your convenience. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 699-7411, extension 2717.

Very truly yours,

James F. Stahl

COPY
Ruth I. Frazen

Ruth I. Frazen
Engineering Technician
Planning & Property Management Section

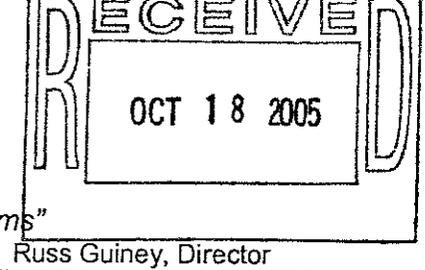
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Enclosure

573110.1



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"



Russ Guiney, Director

October 13, 2005

John N. Kunak, President
Castaic Area Town Council
Post Office Box 325
Castaic, California 91310

Dear Mr. Kunak:

**TENTATIVE TRACT MAP 060319
Park Request**

The Department recognizes the need for more local park space in the Castaic area. Tentative Tract Map 060319 ("the subdivision") is within the Castaic Area Community Standards District (CSD) and proposes 38 attached condominium units. This residential density generates a Quimby park land obligation of a little more than ¼-acre or a \$47,179 fee in lieu of park land. When a residential subdivision contains more than 50 lots (units), Los Angeles County Code (L.A.C.C.) Section 21.24.350 B. requires the subdivider to provide necessary park space as determined by the advisory agency, and the CSD (L.A.C.C. Section 22.44.137, Subsection D.4.b.) provides that the hearing officer and/or commission, to the greatest extent possible shall require the subdivider to provide park space to satisfy certain conditions. However, where there are 50 or fewer lots, as is the case with this subdivision, L.A.C.C. Section 21.24.350 C. states that the provision of park space designated by the advisory agency shall be at the option of the subdivider.

At the subdivision's September 26, 2005 Subdivision Committee Meeting (SCM), the Department indicated a willingness to fund park improvements consisting of a parking lot, turf, play areas, and picnic facilities for a local County park within the subdivision, if Newhall Land and Farming (NLF) provided the land for those improvements and developed the public park. NLF staff stated that it was willing to discuss this matter further with Department representatives, and the Department placed a hold on the map from going to public hearing to give NLF and the Department an opportunity to discuss this matter further before the Department submitted its recommended conditions of map approval.

John N. Kunak, President
October 13, 2005
Page 2

The Department conducted a site inspection of the proposed development and subsequently discussed the advisability and feasibility of locating a small pocket park at the south end of the project site. This is the only area NLF is not developing. The consensus was that it would not be advisable to develop this area into a small pocket park due to the physical constraints of the property. The property is the terminus for all of the storm water run off from the adjacent hillside and the proposed development. The adjacent hillside had considerable sloughing and erosion during this last rainy season indicating an unstable soil condition. Several of the Oak trees on the hillside were uprooted and toppled over. It is therefore, the Department's opinion that this site would not make a good choice for a small local park.

The Department is committed to work with the developers and the Town Council in providing accessible, safe and useable local parks within the Castaic area. If you have any questions, suggestions, or comments please contact Larry Hensley, Chief of Planning at (213) 351-5098.

Sincerely,



Russ Guiney,
Director

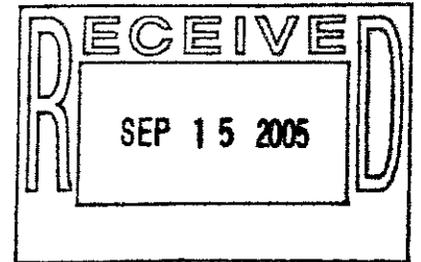
RG:JB (Castaic CSD_Tract 60319_9.28.05)
(Numbered Assignment 05167)

c: Honorable Michael D. Antonovich (Fifth District)
Millie Jones and Sussy Nemer (Fifth District)
Glenn Adamick (Newhall Land & Farming)
/James Hartl (Regional Planning)



Castaic Area Town Council

Post Office Box 325, Castaic, California 91310 (661) 295-1156 www.castaic.org



September 13, 2005

Russ Guiney,
Los Angeles County Parks & Recreation
433 South Vermont Avenue
Los Angeles, California 90020

**Re: Tincher Project
Tentative tract map number 60319
37 condominiums on The Old Road
between Hillcrest Parkway and
Hasley Canyon Road**

Dear Mr. Guiney:

At the August 17, 2005 meeting of the Castaic Area Town Council, Newhall Land & Farming presented a revised plan to the above-referenced project. While the Council agreed in concept with most of what was being presented, we were very concerned about additional development in this area without any type of reasonable park space. This project is adjacent to The Country Village condominiums and borders North Bluffs along with newer development in the Hasley Hills area and is also very close to Hillcrest Park. There is absolutely no park space available for any of these homes which are considerable in number.

It is the desire of the Council to have a park at this site and would request that the County Parks Department work with Newhall Land & Farming towards this end. Specifically, we would like to see the Quimby fees which would be generated from this project be utilized specifically for a county park on this land which is owned by Newhall Land & Farming and which we were led to believe could be used for this purpose.

While utilization of this space for a county park is by far the most desired option, if, and only if, this is clearly not

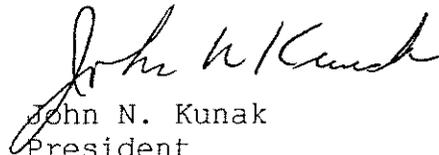
Russ Guiney
Los Angeles County Parks & Recreation
Re: Tincher Project
Tentative tract map number 60319
37 condominiums on The Old Road
between Hillcrest Parkway and
Hasley Canyon Road

September 13, 2005
Page Two

feasible, we would request that the Quimby fees be used for purposes of developing a private park on this land and the utilization of a hillside management district being used for maintenance. While we recognize that the available area for a park under the requirements of the Community Standards District may not be met, we feel that our community's needs for a park in this area would provide sufficient reason for this request to be considered.

We hope you will look upon this request favorably and utilize this opportunity to provide this area with some type of recreational park space.

Yours truly,



John N. Kunak
President
Castaic Area Town Council

cc: Hon. Michael D. Antonovich
James Hartl
Millie Jones
Glenn Adamick, Newhall Land & Farming



Castaic Area Town Council

Post Office Box 325, Castaic, California 91310 (661) 295-1156 www.castaic.org



James E. Hartl, AICP
Director of Planning
Los Angeles County Department of Regional Planning
320 West Temple
Los Angeles, CA 90012

August 31, 2003

Re: Tincher Property, 36 detached condominium units - Tract #60319
Newhall Land project located approximately 1/4 mile south of Hillcrest Parkway, West
of Interstate 5, on The Old Road.

Dear Mr. Hartl;

At our August 20th Town Council meeting, the Council reviewed the proposal for the 36
detached condominiums.

After discussion and review of the proposal as presented by Newhall Land, the Town Council
unanimously voted to support the project with the following 12 conditions:

1. Homes will be designed in the Spanish Style shown on the detailed concept drawings of 8/20/03, with concrete tile roofs.
2. Down lighting as shown on detailed concept drawings of 8/20/03.
3. Landscaping plan as shown on detailed concept drawings of 8/20/03.
4. Applicant will offer the resident directly north of the development, improvement of frontage for consistency of the street.
5. Structural wall in back of the development to be landscaped with clinging vines to prevent graffiti.
6. Minimal street lighting (one for entrance/exit) in front of development on the street side.
7. Minimum of 72 garage and 18 guest parking spaces.
8. Sign to be put on a building, or one monument sign no higher than six feet.
9. Inclusion of "Tot Lot" per detailed concept drawings of 8/20/03.
10. Minimal Oak tree removal of dead or dying trees only.

(page two)

11. Establishment of a walking trail behind the development.
12. Road widening by the county of The Old Road to 4 lanes (2 on each side) be in conjunction with the building of the development.

It was also a suggestion of the Town Council that they review the possibility of adding a swimming pool for use by the condo residents in addition to the "Tot Lot".

The representatives from Newhall Land attending the meeting agreed to all of the above conditions.

Sincerely;

A handwritten signature in black ink that reads "Bob Lewis". The signature is written in a cursive, slightly slanted style.

Bob Lewis
President
Castaic Area Town Council

cc: Michael D. Antonovich, Supervisor - 5th District
Millie Jones, SCV Field Deputy - 5th District
Paul Novak, Planning Deputy - 5th District