



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**CERTIFIED-RECEIPT
REQUESTED**

Bruce W. McClendon FAICP
Director of Planning

August 7, 2008

Allen Hubsch
WP Canyon Country Associates
1441 Huntington Drive, Suite 193
South Pasadena, California 91030

Dear Mr. Hubsch:

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 060359
CONDITIONAL USE PERMIT CASE NO. 03-301-(5)
MAP DATE: MARCH 25, 2008**

A public hearing on Vesting Tentative Tract Map No. 060359 was held before the Los Angeles County Regional Planning Commission ("Commission") on August 2, 2006 and August 6, 2008.

After considering the evidence presented, the Commission in its action on August 6, 2008, approved the vesting tentative tract map and conditional use permit ("CUP") in accordance with the Subdivision Map Act, Title 21 (Subdivision Ordinance) and Title 22 (Subdivision Ordinance) of the Los Angeles County Code ("County Code"), and the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached.

The action on the vesting tentative tract map and CUP authorizes:

1. The subdivision of the 81.6 gross acre property into 34 single family lots.
2. The hillside management, density-controlled development and onsite project grading exceeding 100,000 cubic yards allowed by the CUP

Your attention is called to Condition No. 4 of the Conditional Use Permit provide that the permit shall not become effective for any purpose until the applicant and the owner of the property involved, or their duly authorized representative, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") the affidavit stating that they are aware of and accept all of the conditions of the permit.

The decision of the Commission regarding the vesting tentative tract map shall become final and effective on the date of the decision, and the CUP shall become final and effective on the day following the end of the appeal period, provided no appeal of the action taken has been filed with the Los Angeles County Board of Supervisors within the following time period:

- In accordance with the requirements of the State Map Act and the County Code, the vesting tentative tract map and CUP may be appealed within 10 days following the decision of the Commission. **The appeal period for this project will end at 5:00 p.m. on August 18, 2008.**

**VESTING TENTATIVE TRACT MAP NO. 060359
CONDITIONAL USE PERMIT CASE NO. 03-301-(5)
Approval Letter**

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The applicant or any other interested person may appeal the decision of the Commission regarding the vesting tentative tract map and CUP to the Board. **If you wish to appeal the decision of the Commission to the Board, you must do so in writing and pay the appropriate fee.** The appeal form is available on the Department of Regional Planning ("Regional Planning") website, (<http://planning.lacounty.gov>). The fee for appeal process is \$1,548.00 for the applicant and \$775.00 for non-applicant(s). Only one fee is required to appeal any portion of the project. If only one of these is appealed, the entire project is considered appealed and will be heard concurrently at the appeal public hearing. To initiate the appeal, submit your appeal form and a check made payable to the "County of Los Angeles" to Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012. The appellant should also contact the case planner for the appeal verification form which is required for the Executive Office for the appeal. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

Upon completion of the appeal period, please notarize the attached acceptance form and **hand deliver** this form and any other required fees or materials to the Land Divisions Section in Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012. Once this form has been received and all applicable fees have been paid in person, the approved vesting tentative tract map may be obtained from the Land Divisions Section.

The vesting tentative tract map approval shall expire on **August 6, 2010**. If the subject vesting tentative tract map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person within one month prior to the expiration date**. Extension of the tentative map will also extend the expiration date of the CUP.

If you have any questions regarding this matter, please contact Mr. Ramon Cordova of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning



Susan Tae, AICP, Section Head
Land Divisions Section

SMT:rec

Enclosures: Findings and Conditions
Environmental Declaration
Affidavit (Permittee's Completion)

c: Subdivision Committee
Testifiers

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 03-301-(5)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Conditional Use Permit Case No. 03-301-(5) on August 2, 2006 and August 6, 2008. Conditional Use Permit Case No. 03-301-(5) was heard concurrently with Vesting Tentative Tract Map No. 060359.
2. The applicant, WP Canyon Country Associates, is proposing a residential project of 34 single-family lots, three open space lots, three manufactured slope lots, two debris basin lots and one private park lot on 81.6 gross acres (78.4 net acres).
3. A conditional use permit ("CUP") is required to ensure compliance with the requirements of hillside management, density-controlled development and on-site project grading exceeding 100,000 cubic yards pursuant to Section 22.24.150, 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").
4. The subject site is located located at the northerly terminus of Wistaria Valley Road near Doug Road, north of the City of Santa Clarita in the Sand Canyon Zoned District.
5. The rectangularly-shaped property is 81.6 gross acres in size with level to sloping topography.
6. Access to the proposed development is provided by Wistaria Valley Road, a 60-foot-wide public street which will be extended into the project site. The northwesterly extension of Wistaria Valley Road will narrow to a width of 58 feet after "B" Street. Internal access will be provided by "A" Street and "B" Street, both 58-feet-wide.
7. The project site is currently zoned A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) which became effective on November 23, 1954, following the adoption of Ordinance Number 6584.
8. Surrounding zoning includes includes A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) to the north; A-1-10,000 (Light Agricultural – 10,000 Square Foot Minimum Required Lot Area) to the west; and the City of Santa Clarita to the east and south.
9. The subject property consists of two currently unimproved lots. Surrounding uses include undeveloped land to the north and west, and City of Santa Clarita and single-family residences to the east and south.

10. The project is consistent with the with the existing A-2 zoning classification. Single-family residences are permitted in the A-2 zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code"). The proposed density of 34 dwelling units is consistent with the maximum 81 dwelling units that can be accommodated by the A-2-1 zoning. The applicant has also requested a conditional use permit ("CUP") to ensure compliance with the requirements of hillside management, density-controlled development, and on-site project grading that exceeds 100,000 cubic yards.
11. The property is depicted in the HM (Hillside Management) category on the Land Use Policy Map of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Based on the applicant's submitted slope-density analysis, which calculates density for areas with zero to 25 percent slope, 25 to 50 percent slope, and over 50 percent slope, the subject property yields a maximum of 34 dwelling units. For areas with zero to 25 percent and 25 to 50 percent slope categories of the subject property lies within a quarter-mile of an urban land-use designation and under the Plan qualifies for the "quarter-mile rule" which allows density to be calculated at a maximum of one dwelling unit per one acre. The project proposes 34 dwelling units which is consistent with the density calculations. Adjacent land use categories of HM and Urban 2 (U2) were used to calculate the maximum density.
12. Vesting Tentative Tract Map No. 060359 is a related request to create 34 single-family lots, three open space lots, three manufactured slope lots, two debris basin lots and one private park lot on 81.6 gross acres (78.4 net acres).
13. The applicant's site plan, labeled as "Exhibit A," depicts an 81.6-acre rectangular-shaped property developed with 34 single-family lots. The residential lots are arranged along the three main internal public streets. The main point of entry and exit is proposed on Wistaria Valley Road. Of the 34 single-family lots, individual lots range in size from 6,695 gross square feet to 24,471 square feet. Approximately 67 acres (82 percent of the subject property) of open space is provided within the development consisting of natural and manufactured open space, and a private park. Grading consists of 343,000 cubic yards of cut and fill (total 696,000 cubic yards) to be balanced onsite.
14. The project was originally designed with 50 single-family lots, two public facility lots, and three open space lots on 81.6 gross acres.

15. During the August 2, 2006 public hearing the Commission heard a presentation from staff and testimony from the applicant as well as the public regarding the proposed development. Testimony was also taken in opposition of the project.
16. During the August 2, 2006 public hearing, staff provided comments that the proposed development as designed, then was inconsistent with the Plan with respect to density. The Plan permits interpretations of land use category due to mapping and scale. The applicant requested an interpretation that extended area within the City of Santa Clarita onto the property which staff believed did not meet these guidelines.
17. During the August 2, 2006 public hearing, the applicant stated that the proposed development and density was consistent with the existing pattern of development, which included density within the boundaries of the City of Santa Clarita and did not agree with staff's interpretation that these areas could not be included in density calculations.
18. On August 2, 2006 public hearing, the opposition testified that the proposed development would destroy existing hills and open space that are used by the community for hiking and mountain bicycle riding.
19. On August 2, 2006 public hearing, the Commission stated they could not allow density to be calculated from urban areas that were no longer under the jurisdiction of the County and that the applicant would be required to redesign their project to meet the requirements of the Plan.
20. On August 2, 2006 public hearing, the applicant stated that they would not redesign their project and asked the Commission to deny their subdivision request so they could appeal the denial to the Board of Supervisors. The applicant's representative then stated that the applicant would prefer to have their proposed development taken off-calendar to allow time for a redesign.
21. On August 2, 2006 public hearing after taking all testimony, the Commission took the matter off-calendar to allow the applicant time to meet with staff and redesign the proposed development to be consistent with the Plan.
22. Staff received correspondence on July 15, 2008 from an adjacent property owner with concerns that the proposed development would destroy the surrounding wildlife habitat, forcing the animals to forage in the surrounding neighborhoods endangering their children and pets. Staff also received correspondence from the City of Santa Clarita that it supports the proposed development and found it to be consistent with their General Plan.

23. During the August 6, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public regarding the proposed development.
24. During the August 6, 2008 public hearing, staff stated that the applicant's revised slope-density analysis, dated January 3, 2008, depicted a maximum of 34 dwelling units, and was consistent with the staff's interpretation of the Plan's quarter-mile rule and land use policy map.
25. During the August 6, 2008 public hearing, the applicant's representative stated that the project had been redesigned since the previous hearing and that the applicant was careful in integrating the proposed development to minimize the development footprint by reducing the number of single-family lots in the project from 50 lots to 34 lots.
26. During the August 6, 2008 public hearing, the Commission inquired if the Debris Basins (Lot Nos. 36, 37 and 39) would be maintained the homeowners association or the Los Angeles County Department of Public Works ("Public Works"). The Public Works staff stated that they would be owned in fee, and maintained by, Public Works.
27. During the August 6, 2008 public hearing, the Commission required only earthtone colors be used in all concrete structures built in the proposed development.
28. During the August 6, 2008 public hearing, the applicant's representative inquired if the Commission would waive the in-lieu fee of \$48,723.00 (Quimby Fee) imposed on the project by the Los Angeles County Department of Parks and Recreation. The Commission stated that they did not have the authority to waive any fees imposed on projects that are required by state law.
29. During the August 6, 2008 public hearing, the Commission inquired if the graded topsoil of the project would be added to the public and manufactured slopes, which would create a better base for seed generation. The applicant stated that the topsoil would be stockpiled onsite and then redistributed throughout the project site as needed. The applicant also stated that no materials would be hauled offsite.
30. On August 6, 2008, after taking all testimony the Commission closed the public hearing, adopted the Mitigated Negative Declaration, and approved Vesting Tentative Tract Map No. 063059 and Conditional Use Permit Case No. 03-301-(5).
31. As a condition of approval of this grant, the permittee shall be required to comply with all applicable conditions as set forth in Section 22.40.070 of the County Code.

27. 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, water quality, air quality, biota, archaeology, sewage disposal 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. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. 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.
28. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission 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 Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.
29. This project does not have "no 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.
30. Approval of this project is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 060359 and the Mitigation Monitoring Program.
31. 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.
32. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is 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 REGIONAL PLANNING COMMISSION 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;
- E. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- F. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- G. That the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;
- H. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents; and

- I. That the approval of proposed dwelling units exceeding the number permitted by the low-density threshold for the proposed development in nonurban hillsides or the midpoint of the permitted density range in urban hillsides is based on the ability to mitigate problems of public safety, design and/or environmental considerations, as provided in this section and the General Plan.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Conditional Use Permit Case No. 03-301-(5) subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 03-301-(5)**

Exhibit "A" Date: 3-25-2008

CONDITIONS:

1. This grant authorizes the use of the 81.6 gross acre subject property for a density-controlled development of a maximum total of 34 single-family dwelling units, and as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.
2. This project is approved as a hillside density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1 zone in accordance with Section 22.56.205 of the County Code. Associated Vesting Tentative Tract Map No. 060359 may record in phases as separate final maps, provided that the average area of all lots shown on each final map in conjunction with all previously recorded final maps complies with the minimum area requirements of the zone and open space requirements is provided.
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. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County 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. 7, and until all required monies have been paid pursuant to Condition Nos. 10 and 12.
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. 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.
7. 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, as applicable, of the subject property.

Conditions

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. Within five days of tentative map approval, the permittee shall remit processing fees (currently in the amount of **\$1,926.75**) 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 Public Resources Code and Section 711.4 of the 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 land use project subject to this requirement is final, vested or operative until the fee is paid.
11. Record a covenant with Regional Planning agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the draft covenant to the Director of Regional Planning ("Director of Planning") for approval.
12. Upon completion of the appeal period, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. 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 Mitigation Monitoring Program.
13. The mitigation measures set forth in the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this permit, and the permittee shall comply with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Planning for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director of Planning.
14. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County

Conditions

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.

15. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 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 of 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 Section 2.170.010 of the Los Angeles County Code ("County Code").

16. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060359. In the event that Vesting Tentative Tract Map No. 060359 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.
17. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and Vesting Tentative Tract Map No. 060359.
18. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map and CUP Exhibit "A" dated March 25, 2008. All revised plans require the written authorization of the property owner.
19. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless

Conditions

- 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.
20. Submit a copy of the draft project maintenance agreements and/or covenants to Regional Planning for review and approval.
 21. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 060359.
 22. The permittee shall provide not less than 67.0 acres of open space (82 percent) consisting of private park, open space lots and manufactured slopes, as depicted on the Exhibit "A", dated March 25, 2008.
 23. Prior to the issuance of any grading and/or building permit, site plans covering the applicable development phase as identified on the phasing map for Vesting Tentative Tract Map No. 060359 shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:
 - A. complies with the conditions of this grant and the standards of the zone; and
 - B. is compatible with hillside resources.
 24. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Planning, as a revised Exhibit "A," to ensure compliance.
 25. All concrete structures in this proposed development shall use only earthtone colors.
 26. All utilities less than 50 KV shall be placed underground.
 27. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
 28. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
 29. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. Saturdays 8:00 a.m. to 5:00 p.m. No Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.

Conditions

30. 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.
31. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.
32. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
33. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
34. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
35. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
36. 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 property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
37. In the event any 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.
38. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
39. 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 disposal facilities shall be provided to the satisfaction of said department.

Conditions

40. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
41. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
42. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
43. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
44. During construction, all large-size truck trips shall be limited to off-peak commute periods.
45. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
46. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director of Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation within the private lots and private park lot. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation. 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.

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 the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"). 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. No invasive species are permitted.

The landscaping plan must show that landscaped areas shall contain 100 percent locally indigenous species, including trees, shrubs and ground covering. However, if the permittee demonstrates to the satisfaction of the Director of Planning that compliance with this requirement is not possible due to County fire safety requirements, then staff may determine that a lower percentage of such planting

Conditions

shall be required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director of Planning and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the 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.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 060359**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 060359 on August 2, 2006 and August 6, 2008. Vesting Tentative Tract Map No. 060359 was heard concurrently with Conditional Use Permit Case No. 03-301-(5).
2. Vesting Tentative Tract Map No. 060359 is a subdivision proposal to create 34 single-family lots, three open space lots, three manufactured slope lots, two debris basin lots and one private park lot on 81.6 gross acres (78.4 net acres).
3. The subject site is located at the northerly terminus of Wistaria Valley Road near Doug Road, north of the City of Santa Clarita in the Sand Canyon Zoned District.
4. The rectangularly-shaped property is 81.6 gross acres in size with level to sloping topography.
5. Access to the proposed development is provided by Wistaria Valley Road, a 60-foot-wide public street which will be extended into the project site. The northwesterly extension of Wistaria Valley Road will narrow to a width of 58 feet after "B" Street. Internal access will be provided by "A" Street and "B" Street, both 58-foot-wide.
6. The project site is currently zoned A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) which became effective on November 23, 1954, following the adoption of Ordinance Number 6584.
7. Surrounding zoning includes A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) to the north; A-1-10,000 (Light Agricultural – 10,000 Square Foot Minimum Required Lot Area) to the west; and the City of Santa Clarita to the east and south.
8. The subject property consists of two currently unimproved lots. Surrounding uses include undeveloped land to the north and west, and City of Santa Clarita and single-family residences to the east and south.
9. The project is consistent with the existing A-2 zoning classification. Single-family residences are permitted in the A-2 zone pursuant to Section 22.24.120 of the Los Angeles County Code ("County Code"). The proposed density of 34 dwelling units is consistent with the maximum 81 dwelling units that can be accommodated by the A-2-1 zoning. The applicant has also requested a conditional use permit

(“CUP”) to ensure compliance with the requirements of hillside management, density-controlled development, and on-site project grading that exceeds 100,000 cubic yards.

10. The property is depicted in the HM (Hillside Management) category on the Land Use Policy Map of the Santa Clarita Valley Area Plan (“Plan”), a component of the Los Angeles Countywide General Plan (“General Plan”). Based on the applicant’s submitted slope-density analysis, which calculates density for areas with zero to 25 percent slope, 25 to 50 percent slope, and over 50 percent slope, the subject property yields a maximum of 34 dwelling units. For areas with zero to 25 percent and 25 to 50 percent slope categories of the subject property lies within a quarter-mile of an urban land-use designation and under the Plan qualifies for the “quarter-mile rule” which allows density to be calculated at a maximum of one dwelling unit per one acre. The project proposes 34 dwelling units which is consistent with the density calculations. Adjacent land use categories of HM and Urban 2 (U2) were used to calculate the maximum density.
11. CUP Case No. 03-301-(5) is a related request to ensure compliance with the requirements of hillside management, density-controlled development, and on-site project grading that exceeds 100,000 cubic yards.
12. The applicant’s site plan, labeled as Exhibit “A”, depicts an 81.6-acre rectangularly-shaped property developed with 34 single-family lots. The residential lots are arranged along the three main internal public streets. The main point of entry and exit is proposed on Wistaria Valley Road. Of the 34 single-family lots, individual lots range in size from 6,695 gross square feet to 24,471 square feet. Approximately 67 acres (82 percent of the subject property) of open space is provided within the development consisting of natural and manufactured open space, and a private park. Grading consists of 348,000 cubic yards of cut and fill (total 696,000 cubic yards) to be balanced onsite.
13. The project was originally designed with 50 single-family lots, two public facility lots, and three open space lots on 81.6 gross acres.
14. During the August 2, 2006 public hearing the Commission heard a presentation from staff and testimony from the applicant as well as the public regarding the proposed development Testimony was also taken in opposition of the project.
15. During the August 2, 2006 public hearing, staff provided comments that the proposed development as designed then was inconsistent with the Plan with respect to density. The Plan permits interpretations of land use category due to mapping and scale. The applicant requested an interpretation that extended area

- within the City of Santa Clarita onto the property which staff believed did not meet these guidelines.
16. During the August 2, 2006 public hearing, the applicant stated that the proposed development and density was consistent with the existing pattern of development, which included density within the boundaries of the City of Santa Clarita, and did not agree with staff's interpretation that these areas could not be included in density calculations.
 17. On August 2, 2006 public hearing, the opposition testified that the proposed development would destroy existing hills and open space that are used by the community for hiking and mountain bicycle riding.
 18. On August 2, 2006 public hearing, the Commission stated they could not allow density to be calculated from urban areas that were no longer under the jurisdiction of the County and that the applicant would be required to redesign their project to meet the requirements of the Plan.
 19. On August 2, 2006 public hearing, the applicant stated that they would not redesign their project and asked the Commission to deny their subdivision request so they could appeal the denial to the Board of Supervisors. The applicant's representative then stated that the applicant would prefer to have their proposed development taken off-calendar to allow time for a redesign.
 20. On August 2, 2006 public hearing after taking all testimony, the Commission took the matter off-calendar to allow the applicant time to meet with staff and redesign the proposed development to be consistent with the Plan.
 22. Staff received correspondence on July 15, 2008 from an adjacent property owner with concerns that the proposed development would destroy the surrounding wildlife habitat, forcing the animals to forage in the surrounding neighborhoods endangering their children and pets. Staff also received correspondence from the City of Santa Clarita that it supports the proposed development and found it to be consistent with their General Plan.
 22. During the August 6, 2008 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public regarding the proposed development.
 23. During the August 6, 2008 public hearing, staff stated that the applicant's revised slope-density analysis, dated January 3, 2008, depicted a maximum of 34 dwelling units, and was consistent with the staff's interpretation of the Plan's quarter-mile rule and land use policy map.

24. During the August 6, 2008 public hearing, the applicant's representative stated that the project had been redesigned since the previous hearing and that the applicant was careful in integrating the proposed development to minimize the development footprint by reducing the number of single-family lots in the project from 50 lots to 34 lots.
25. During the August 6, 2008 public hearing, the Commission inquired if the Debris Basins (Lot Nos. 36, 37 and 39) would be maintained the homeowners association or the Los Angeles County Department of Public Works ("Public Works"). The Public Works staff stated that they would be owned in fee, and maintained by, Public Works.
26. During the August 6, 2008 public hearing, the Commission required only earthtone colors be used in all concrete structures built in the proposed development.
27. During the August 6, 2008 public hearing, the applicant's representative inquired if the Commission would waive the in-lieu fee of \$48,723.00 (Quimby Fee) imposed on the project by the Los Angeles County Department of Parks and Recreation. The Commission stated that they did not have the authority to waive any fees imposed on projects that are required by state law.
28. During the August 6, 2008 public hearing, the Commission inquired if the graded topsoil of the project would be added to the public and manufactured slopes, which would create a better base for seed generation. The applicant stated that the topsoil would be stockpiled onsite and then redistributed throughout the project site as needed. The applicant also stated that no materials would be hauled offsite.
29. On August 6, 2008, after taking all testimony the Commission closed the public hearing, adopted the Mitigated Negative Declaration, and approved Vesting Tentative Tract Map No. 063059 and Conditional Use Permit Case No. 03-301-(5).
30. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown on the site plan and Vesting Tentative Tract Map No. 060359.
31. The applicant has submitted a phasing map, dated March 25, 2008, which depicts three phases and each phase will be required to depict a minimum of 70 percent open space in a final map, to be submitted to and reviewed by the Los Angeles County Department of Regional Planning ("Regional Planning") prior to final map approval.

27. Compatibility with surrounding land uses will be ensured through the related conditional use permit and environmental conditions.
28. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
29. The site is physically suitable for the type of development and density being proposed, since the property 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 geologic hazards mitigated in accordance with the requirements of Public Works.
30. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
31. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
32. The design of the subdivision provides for future passive or natural heating or cooling opportunities therein.
33. 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 on the tentative tract map, provide adequate protection for any such easements.
34. 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.
35. 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 Code.

Findings

36. 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.
37. This tract map has been submitted as a “vesting” tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
38. 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, water quality, air quality, biota, archaeology, sewage disposal 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. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. 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.
39. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission 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 Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.
40. This project does not have “no 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.
41. Approval of this subdivision is conditioned on the subdivider’s compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 03-301-(5).

42. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the 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, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Vesting Tentative Tract Map No. 060359 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 060359**

Map Date: 3-25-2008

CONDITIONS:

1. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance), and requirements of Conditional Use Permit Case No. 03-301-(5) and the Mitigation Monitoring Program.
2. Except as otherwise specified by Conditional Use Permit No. 03-301-(5), the subdivider shall conform to the applicable requirements of the A-2-1 zone.
3. In accordance with Conditional Use Permit Case No. 03-301-(5), this land division is approved as a hillside density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1 zone. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-1 zone and open space areas.
4. The subject property shall be developed and maintained in substantial compliance with the approved vesting tentative map, dated March 25, 2008.
5. Per Section 22.56.205(2) of the County Code all dwelling units shall be single-family residences within this proposed development.
6. Per Section 22.56.205(1)(a) of the County Code the subdivider shall be required to permanently reserve all commonly owned areas. Such reservation shall be by establishment of a homeowners association, maintenance district or other appropriate means or methods to ensure to the satisfaction of the Director of Regional Planning ("Director of Planning") the permanent reservation and continued perpetual maintenance of required commonly owned areas.
7. The subdivider shall submit a copy of the project's maintenance agreements and/or Covenants, Conditions and Restrictions ("CC&R's") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
8. The subdivider shall submit evidence that the conditions of the associated Conditional Use Permit Case No. 03-301-(5) have been recorded prior to final map recordation.
9. The subdivider shall record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to

Conditions

recordation, submit a copy of the draft covenant to the Director of Planning for review and approval.

10. The subdivider shall plant only native, drought-resistant plant materials within the proposed project site and include conditions in the tract's CC&Rs or maintenance agreements to require continued enforcement of this condition. A landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Planning prior to issuance of any grading permit and/or building permit.
11. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
12. The subdivider shall provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.
13. Permission is granted to use the alternate street cross section to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works ("Public Works").
14. Lot Nos. 9, 10, 16, 19 and 33 are approved as flag lots. Each flag lot shall have a fee access strip of at least 15 feet in width where not contiguous to other strips, and 10 feet when contiguous to other strips.
15. The subdivider shall delineate on the final map the 67.0 acres of required open space area (82 percent) to be maintained by the homeowners association, or may be dedicated to the County of Los Angeles ("County") or another public agency if accepted to the satisfaction of the Director of Planning. Dedicate all construction rights of this area to the County or document and label as "Open Space – Building Restriction Area" on the final map.
16. The subdivider shall provide for the ownership and maintenance of the open space lots, manufactured slope lots and private park lot (Lot No. 35) by the homeowners' association or public agency as accepted. Submit a copy of the CC&R's to the Director of Planning for review prior to final map approval.
17. The subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit the construction of any structures over the private park lot (Lot No. 35).
18. The subdivider shall dedicate to the County of Los Angeles on the final map on the Open Space Lot Nos. 38, 40 and 43, and Manufactured Slope Lot Nos. 41 and 42, and record an Open Space Building Restriction Area over those lots on the final map and all other open space areas.

Conditions

19. The subdivider shall dedicate to the County of Los Angeles or other public agency the Open Space Lot Nos. 38, 40 and 43 if feasible.
20. The subdivider shall dedicate to the County of Los Angeles on the final map all excess open space areas created by adjustment and final lot design of Debris Basin Lot Nos. 36, 37 and 39 as open space and grant the right to prohibit the construction of any structures on these areas to the satisfaction of the Director of Planning.
21. Number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of Regional Planning.
22. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
23. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's CC&Rs or maintenance agreements which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the document to be reviewed and approved by Regional Planning prior to recordation.
24. No grading permit shall be issued prior to the recordation of a final map, unless the Director of Planning determines that the proposed grading conforms to the conditions of this grant and the conditions of Conditional Use Permit Case No. 03-301-(5).
25. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Planning as required by Conditional Use Permit Case No. 03-301-(5) prior to issuance of any grading permit and/or building permit.
26. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each 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 the Director of 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.
27. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of Los Angeles County Subdivision Committee. Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit Case No. 03-301-(5). Prior to approval of each final unit map, submit the following to Regional Planning:

- A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and
- A summary sheet indicating the number and type of all lots shown, including open space breakdown by acreage and type, on the current and previous final maps.

Multiple copies of the phasing map shall be submitted to Regional Planning to ensure that the same map is distributed and approved by Subdivision Committee.

28. 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, as this project's contribution to mitigating impacts on the library system in the Santa Clarita Planning Area, in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$790.00 per dwelling unit (\$790.00 X 34 dwelling units = \$26,860.00). The Fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the County Librarian at (562) 940-8450 regarding payment of fees.
29. Within five days of tentative map approval, remit processing fees (currently \$1,926.75) 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.
30. 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 Vesting Tentative Tract Map No. 060359. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program. After completion of the appeal period, record a covenant and agreement, and submit a draft copy to Regional Planning for approval prior to recordation, 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 subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
31. Upon completion of the appeal period, 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 Mitigation Monitoring Program.

32. 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, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
33. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider 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 subdivider, or 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 fund 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 subdivider according to Section 2.170.010 of the County Code.

This approval is subject to all those conditions set forth in Conditional Use Permit Case No. 03-301-(5), the attached mitigation monitoring program, and the attached reports recommended by the Los Angeles County Subdivision Committee, which also consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Public Health.

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. Quitclaim or relocate easements running through proposed structures.

7. 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.
8. Design the boundaries of the unit final maps to the satisfaction of the Departments of Regional Planning and Public Works.
9. The first unit of this subdivision shall be filed as Tract No. 60359-01, the second unit, Tract No. 60359-02, and the last unit, Tract No. 60359.
10. Show open space lots on the final map and dedicate residential construction rights over the open space/graded slope lots.
11. 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.
12. 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.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
15. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
16. Initiate the County and the City of Santa Clarita to accept the off-site future right of way on Wistaria Valley Road in the vicinity of the southerly tract boundary as dedicated right of way to the satisfaction of Public Works.

TENTATIVE MAP DATED 03-25-2008

EXHIBIT MAP DATED 03-25-2008

17. 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 Conrad M. Green
tr60359L-rev5(rev'd 05-06-08).doc

MS
Phone (626) 458-4917

Date Rev. 05-06-2008



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

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

TRACT MAP NO.: 060359

TENTATIVE MAP DATE: 3/25/2008
EXHIBIT "A" MAP DATE: 3/25/2008

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

1. Comply with the requirements of the Drainage Concept, which was conceptually approved on 4/21/2008 to the satisfaction of the Department of Public Works.

PRIOR TO MAP RECORDATION:

1. Show all access easements.
2. Show all covered storm drain easements.

Name Andrew Ross DS Date 5/06/2008 Phone (626) 458-4921
Andrew Ross

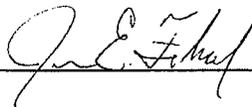
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Submit the following agency approvals:
 - a. Drainage Concept or Hydrology approved by the Storm Drain and Hydrology Section of Land Development Division.
 - b. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain approval from the easement holders.
3. Planting and irrigation details not shown on the landscape plan, but required under Section J110.3 of Appendix J of the Los Angeles County Building Code, must be shown on the grading plan.
4. Provide a draft copy of the CC&Rs

WAD Name  Date 4/29/08 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

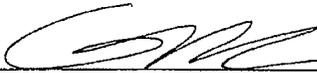
TENTATIVE TRACT MAP 60359
SUBDIVIDER Windsor Pacific, LLC
ENGINEER Stantec
GEOLOGIST & SOILS ENGINEER Van Beveren & Butelo, Inc.

TENTATIVE MAP DATED 3/25/08 (Revision)
LOCATION Canyon Country
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 7/19/05, 4/27/05, 12/17/04, 7/27/04, 9/10/03

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
5. The Soils Engineering review dated 4/23/08 is attached.

Prepared by _____ Reviewed by  Date 4/21/08
Geir Mathisen

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 Tract Map 60359
Location Canyon Country
Developer/Owner Windsor Pacific, LLC
Engineer/Architect Stantec
Soils Engineer Van Beveren & Butelo, Inc. (03-023)
Geologist Same as above

DISTRIBUTION:

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

Review of:
Tentative Tract Map and Exhibit Dated By Regional Planning 3/25/08 (rev.)
Soils Engineering and Geologic Report Dated 9/10/03
Soils Engineering and Geologic Addenda Dated 7/19/05, 4/27/05, 12/17/04, 7/27/04
Previous Review Sheet Dated 2/5/08

ACTION:

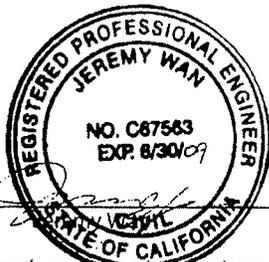
Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan review stage, provide information, analyses, and/or recommendations for the following:
 - a. *Soils parameters.* Provide additional shear strength test results of various materials (in particular, shear strength parameters of the along bedding materials, fill materials for proposed buttresses and keyways, etc.) required for additional stability analyses as indicated below.
 - b. *Slope stability analyses.* Provide additional stability analyses for slopes based on a 40-scale to substantiate those proposed at 100-scale. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
 - c. *Rock fall walls.* Provide rockfall analyses to determine the kinetic energy of the falling rocks for use in the structural design of the proposed fences and the anticipated trajectory path of the falling rocks for use in the designed height and locations of the proposed rockfall walls.
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

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

- A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.
- B. PER THE SOILS ENGINEER, THE PROPOSED UNRESTRAINED RETAINING WALLS WITH LEVEL AND 2:1 (H:V) BACKSLOPES SHALL BE DESIGNED FOR EQUIVALENT FLUID PRESSURES (EFP) OF 30 AND 45 PCF, RESPECTIVELY.



Prepared by _____ Date 4/23/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/engmedsurvey>.

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:\gmpubl\Soils Review\Jeremy\TR 60359, Sand Canyon, TTM-A_10.doc

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
3. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
4. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.
5. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
6. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
7. Provide minimum landing area of 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
8. Provide intersection sight distance for a design speed of 30 mph (310 feet) on Wistaria Valley Road from "B" Street (easterly direction). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
9. Depict all line of sight easements on the landscaping and grading plans.
10. Provide standard property line return radii of 13 feet at all local street intersections.

11. Dedicate right of way 30 feet from centerline on Wistaria Valley Road from the southerly tract boundary to "B" Street.
12. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb on Wistaria Valley Road west "B" Street, "A" Street, and "B" Street.
13. Construct curb, gutter, base, pavement, and sidewalk within the tract boundaries on all interior streets.
14. Permission is granted to use the alternate street section on all interior streets.
15. Plant street trees within the tract boundaries on all interior streets.
16. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring within the tract boundaries on all interior streets and on the off-site portion of Wistaria Valley Road from the southerly tract boundary to the existing dedicated street, if needed, 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.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

21. Install postal delivery receptacles in groups to serve two or more residential units.
24. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
25. Prior to final map approval, pay the fees established by the Board of Supervisors for the Eastside 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 applicable fee is \$16,190 per factored unit and is subject to change.



Prepared by Allan Chan
tr60359r-rev5.doc

Phone (626) 458-4921

Date 05-05-2008

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC11837as, dated 10-03-2005) was reviewed and approved. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
5. The subdivider shall acquire outlet approval from Santa Clarita Valley Sanitation District prior to final map approval.
6. The subdivider shall satisfy any requirements imposed by the Santa Clarita Valley Sanitation District for service and connection to that system to the District's satisfaction prior to final map approval.

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



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP - Ramon

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60359 Map Date March 25, 2008 - Ex. A

C.U.P. Vicinity Mint Canyon

- 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 300 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 Phasing Plan is adequate. The off-site improvement to the existing improved Wisteria shall be a minimum width of 36' pavement, this shall be provided prior to commencement of construction. Bond for said improvement is required prior to Final Map clearance with the Department of Public Works. Flag lots as shown on the tentative map (Lots 9, 10, 16, 19, 33) shall provide a minimum paved width of 20', prior to construction.

By Inspector: Juan C. Padilla Date April 30, 2008



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60359 Tentative Map Date March 25, 2008 - Ex. A

Revised Report yes

- Checkboxes for fire hydrant requirements, including flow rates (1250 gpm), installation of public and private hydrants, and testing procedures.

Comments: The existing public fire hydrant is adequate per Newhall County Water District's fire flow test dated 03-03-08. All required fire hydrants shall be bonded for or installed and tested prior to Final Map clearance.

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.

By Inspector Juan C. Padilla Date April 30, 2008



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



PARK OBLIGATION REPORT

Tentative Map #	60359	DRP Map Date: 03/25/2008	SCM Date: 05/05/2008	Report Date: 04/30/2008
Park Planning Area #	35D	CANYON COUNTRY		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:	0.33
IN-LIEU FEES:	\$48,723

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$48,723 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
James Barber, Developer Obligations/Land Acquisitions



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



PARK OBLIGATION WORKSHEET

Tentative Map #	60359	DRP Map Date: 03/25/2008	SMC Date: 05/05/2008	Report Date: 04/30/2008
Park Planning Area #	35D	CANYON COUNTRY		Map Type: REV. (REV RECD)

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

(P)people 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	3.21	0.0030	34	0.33
M.F. < 5 Units	3.03	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.33

Park Planning Area = 35D CANYON COUNTRY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.33	\$147,646	\$48,723

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
0.33	0.00	0.00	0.33	\$147,646	\$48,723



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

JONATHAN E. FREEDMAN
Acting Chief Deputy

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626)430-5380 • FAX (626)813-3016

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

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Second District

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Third District

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Fourth District

Michael D. Antonovich
Fifth District

April 30, 2008

RFS No. 08-0008941

Tract No. 060359

Vicinity: Sand Canyon

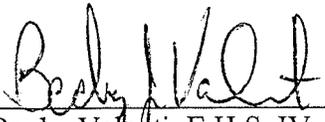
Tentative Tract Map Date: March 25, 2008 (5th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 060359** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Newhall County Water District**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Santa Clarita Valley Sanitation District** as proposed.

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

Respectfully,


Becky Valenti, E.H.S. IV
Land Use Program



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION**

James E. Hartl, AICP
Director of Planning

Project: CUP 03-301 / TR060359

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

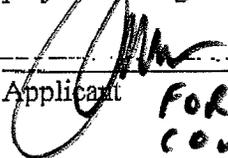
The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

1. 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.
2. Prior to the issuance of building permit, proposed project shall be annexed into Los Angeles County Sanitation District No. 26.
3. Applicant shall remit appropriate connection fee to the Los Angeles County Sanitation Districts prior to issuance of permit to connect to the sewer.
4. Prior to issuance of building permit, applicant shall submit a fuel modification plan and an irrigation plan to the Los Angeles County Fire Department (LACFD) for their review and approval.
5. Prior to the issuance of a grading permit, applicant shall submit a detailed liquefaction and seismic stability analyses, conforming to the requirements of the State of California Division of Mines and Geology Special Publication 117, to the Department of Public Works (DPW) for their review and approval.
6. To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be prepared for all graded areas outside of any mandated brush clearance zones and shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning (DRP) and LACFD prior to the issuance of a grading permit. The landscape plan shall not require irrigation beyond Zone A, shall utilize only locally indigenous plant species and varieties outside of zone A, and shall incorporate holly-leaved cherry trees (*Prunus ilicifolia*) in areas abutting native habitats.

7. 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 project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the 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.
8. 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. Security lighting, if any is used, shall be on a motion detector.
9. Prior issuance of grading permit, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of DRP. 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 harm's 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.
10. Prior to issuance of a grading permit, applicant shall submit a new focused survey for the California gnatcatcher following U.S. Fish and Wildlife Service protocol to DRP for review and approval.
11. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, disking, other large machinery, or herbicides shall not be used.
12. Applicant shall comply with the NPDES requirements of the California Regional Water Quality Control Board and the DPW.
13. Exposed construction surfaces and roadways shall be watered three times per day.
14. Applicant shall minimize the on-site use of paints and solvents by using pre-coated building materials and naturally colored building materials. Said specification shall be included in the notes of an approved building plan.
15. Applicant shall use water-based or low-VOC coatings that are sold in compliance with SCAQMD Rule 1113. Said specification shall be included in the notes of an approved building plan.

- 16. Applicant shall utilize coating application equipment with high transfer efficiency rates (greater than 65%). Said specification shall be included in the notes of an approved building plan.
- 17. 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 commencing with the issuance of grading permit, 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 mitigation measures into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as mitigation measures.


ALLEN HUBSCH 2/15/06
 Applicant FOR WP CANYON Date
COUNTRY ASSOCIATES

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

 Staff Date

**CUP 03-301 / TR060359
Mitigation Monitoring Program**

Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
<p>Geotechnical</p> <p>Applicant shall submit a detailed liquefaction and seismic stability analyses, conforming to the requirements of the State of California Division of Mines and Geology Special Publication 117, to the Department of Public Works (DPW) for their review and approval.</p>	Project Applicant	Submittal and approval of detailed liquefaction and seismic stability report	DPW	Prior to issuance of grading permit
<p>Fire</p> <p>Applicant shall submit a fuel modification plan and an irrigation plan to the Los Angeles County Fire Department (LACFD) for their review and approval.</p>	Project Applicant	Submittal and approval of fuel modification plan and an irrigation plan	LACFD	Prior to issuance of building permit
<p>Water Quality</p> <p>Compliance with NPDES requirement of the CRWQCB and the DPW</p>	Project Applicant	Acquire NPDES Permit	CRWQCB DPW	Prior to the issuance of grading permit
<p>Air Quality</p> <p>Exposed construction surfaces and roadways shall be watered three times per day.</p>	Project Applicant	Water exposed surfaces and roadways three times per day	SCAQMD DRP	During construction

<p>Applicant shall minimize the on-site use of paints and solvents by using pre-coated building materials and naturally colored building materials. Said specification shall be included in the notes of an approved building plan.</p>	<p>Project Applicant</p>	<p>Utilize pre-coated building materials and naturally colored building materials</p>	<p>SCAQMD DRP</p>	<p>Prior to issuance of building permit and during construction</p>
<p>Applicant shall use water-based or low-VOC coatings that are sold in compliance with SCAQMD Rule 1113. Said specification shall be included in the notes of an approved building plan.</p>	<p>Project Applicant</p>	<p>Utilize water-based or low-VOC coatings</p>	<p>SCAQMD DRP</p>	<p>Prior to issuance of building permit and during construction</p>
<p>Applicant shall utilize coating application equipment with high transfer efficiency rates (greater than 65%). Said specification shall be included in the notes of an approved building plan.</p>	<p>Project Applicant</p>	<p>Utilize coating application equipment with high transfer efficiency rates</p>	<p>SCAQMD DRP</p>	<p>Prior to issuance of building permit and during construction</p>
<p>Biota</p> <p>To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be prepared for all graded areas outside of any mandated brush clearance zones and shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning (DRP) and LACFD prior to the issuance of a grading permit. The landscape plan shall not require irrigation beyond Zone A, shall utilize only locally indigenous plant species and varieties outside of zone A, and shall incorporate holly-leaved cherry trees (<i>Prunus ilicifolia</i>) in areas abutting native habitats.</p>	<p>Project Applicant</p>	<p>Submittal and approval of landscape plan</p>	<p>DRP LACFD</p>	<p>Prior to issuance of grading permit</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 project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the 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>	<p>Project Applicant</p>	<p>Conduct breeding bird survey and submit result to DRP; active nests shall be protected with 300' buffer (500' for raptors); disturbance shall be postponed within protected zones of active nests until the nest is vacated and offspring have left the nest area</p>	<p>DRP</p>	<p>Prior to any construction activity from February through August</p>
<p>Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, disking, other large machinery, or herbicides shall not be used.</p>	<p>Project Applicant</p>	<p>Fuel modification to be accomplished by manual means; no mowers, disking, other large machinery, or herbicides permitted</p>	<p>DRP</p>	<p>During fuel modification activities</p>

<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. Security lighting, if any is used, shall be on a motion detector.</p>	<p>Project Applicant</p>	<p>Install screens or diffusers for all outdoor lightings which shall be directed downward, of low intensity, and at low height; All security lightings shall be on motion detector</p>	<p>DRP</p>	<p>During project operation</p>
<p>A qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of DRP. 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 harm's 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.</p>	<p>Project Applicant</p>	<p>Biological monitor shall conduct pre-grading field survey; ensure impacts to biological resources are avoided or minimized; collect and relocate any vertebrate species that may come in harms way</p>	<p>DRP</p>	<p>Prior to the issuance of grading permit and during grading activities</p>
<p>Applicant shall submit a new focused survey for the California gnatcatcher following U.S. Fish and Wildlife Service protocol to DRP for review and approval.</p>	<p>Project Applicant</p>	<p>Submittal and approval of focused survey for California gnatcatcher</p>	<p>DRP</p>	<p>Prior to issuance of grading permit</p>

<p>Archaeology</p> <p>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>	<p>Project Applicant and construction contractor</p>	<p>Construction monitoring for buried cultural resources</p>	<p>DRP</p>	<p>During construction</p>
<p>Sewage Disposal</p> <p>Applicant shall remit appropriate connection fee to the Los Angeles County Sanitation Districts prior to issuance of permit to connect to the sewer.</p>	<p>Project Applicant</p>	<p>Remit appropriate connection fee</p>	<p>LACSD</p>	<p>Prior to issuance of permit to connect to sewer</p>
<p>The proposed project shall be annexed into Los Angeles County Sanitation District No. 26.</p>	<p>Project Applicant</p>	<p>Annex to LACSD No. 26</p>	<p>LACSD</p>	<p>Prior to issuance of building permit</p>
<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>	<p>Project Applicant and Subsequent Owner(s)</p>	<p>Submittal of annual mitigation compliance report; replenishing mitigation monitoring account</p>	<p>DRP</p>	<p>Annually until such time as all mitigation measures have been implemented and completed</p>

Key: DPW = Los Angeles County Department of Public Works
 DRP = Los Angeles County Department of Regional Planning
 CRWQCB = California Regional Water Quality Control Board
 LACFD = Los Angeles County Fire Department
 LACSD = Los Angeles County Sanitation District

NPDES = National Pollution Discharge Elimination System
 SCAQMD = South Coast Air Quality Management District

STAFF USE ONLY

PROJECT NUMBER: 03-301
CASES: TR 060359
CUP



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

GENERAL INFORMATION

I.A. Map Date: May 3, 2005 **Staff Member:** Christina Tran

Thomas Guide: 4462 E-5, F-5 **USGS Quad:** Mint Canyon

Location: North terminus of Wistaria Valley Road between Doug Road & Baker Canyon Road, Canyon Country

Description of Project: Application for a Tentative Tract Map, a Hillside Management and Density Controlled Development CUP to allow for the creation of a fifty-five (55) lot subdivision comprising of fifty (50) single-family residential lots, two (2) debris basin lots, and three (3) open space lots on a total of 81.6 acres. Necessary grading is anticipated to be approximately 348,000 cubic yards of cut to be redeposited on site. Interior streets will be constructed to serve the residences, including a roadway extension of Wistaria Valley Road. Public water and sewer infrastructure serving the surrounding residential areas will be extended to provide service to the 50 single-family residential units. Two tract maps were processed and approved on 40 acres of the subject property; however, both maps expired prior to recordation (TR 50262 approved for 22 residential lots expired on 10/27/1992; TR 43147 approved for 26 residential lots expired on 06/30/1994).

Gross Acres: 81.6 acres

Environmental Setting: The proposed project site is located in the unincorporated portion of Canyon Country in the Santa Clarita Valley and is bounded by the City of Santa Clarita directly to the south and east, and by vacant land and hillsides to the north, east and west. There is a water company located northeast; residential communities to the north, south and east of the site; and several proposed residential developments are being planned within one mile of the subject property. The project area is undeveloped and has variable slopes and hillside gradients; some slopes are in excess of 25%. Dense native vegetation covers the site and there is a seasonal drainage course on the southeast portion of the property.

Zoning: A-2-1 (Heavy Agriculture, 1 acre minimum)

General Plan: R: Non-Urban

Community/Area wide Plan: HM: Hillside Management (Santa Clarita Valley Area Plan)

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
03-249 / TR 060259	492 residential units on +/-500 acres; Pending
90-115/96-044 TR 48086	542 residential units on 586 acres; Approved by BOS 10/28/2003
97-009/TR 36943	197 residential units, 1 park lot on 225 acres; Approved 12/09/1998
89-555	Surface Mining Permit on 76 acres; Inactive since February 1990
89-156/TR 47574	7 single family lots; Approved 07/02/2002
90-002/47573	174 residential lots; Inactive since October 1996
86-258/TR 44344	68 single family lots, 1 park/open space lot on 43 acres; Approved 04/28/1988

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
- South Coast Air Quality Management District
- California Highway Patrol
-
-

Trustee Agencies

- None
- State Fish and Game
- US Fish & Wildlife Service
-

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns.
- City of Santa Clarita
- William S. Hart High School District
- Sulphur Springs Union School District
- Santa Clarita Oaks Conservancy
- CSU Fullerton, SCCIC
- SCOPE
- Santa Clarita Valley Historical Society
- Newhall County Water District
- Greater Los Angeles Vector Control District
-
-

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- Fire Department
- DPW: Traffic & Lighting Div; Waterworks/Sewer Main. Division; Geotechnical and Materials Engineering Division; Watershed Management; Land Development
- Sanitation Districts
- Sheriff Department

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; Earthquake Induced Landslides; Hillside area; 348,000 cubic yards of grading</i>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Seasonal drainage course on site; alteration of drainage pattern</i>
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Fire Zone 4</i>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>NPDES compliance; runoff; drainage course</i>
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Short-term construction & long-term operational emissions; 348,000 c.y. of grading</i>
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Undeveloped hillside; Removal of and impact to significant habitat and native species</i>
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Undeveloped land; drainage course</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Expansion of public sewer trunk line necessary</i>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Increase in local student population; limited student capacity at local districts</i>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	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, geotechnical, water quality, education</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: Other Non-Urban and Agricultural
- 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: _____

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/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Christina Gran Date: 2-7-06

Approved by: Daryl Kowalski Date: 7 FEBRUARY 2006

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.

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).

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>Less than one mile west of Tick Canyon Fault and approx. 1/4 mile from 4.0-5.0 epicenter (LA County Safety Element: Fault Rupture Hazards and Historic Seismicity); Liquefaction Zone & Earthquake-Induced Landslides Zone (State of California Seismic Hazards Zones map, Mint Canyon Quadrangle)</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Earthquake-Induced Landslides Zone (State of California Seismic Hazards Zones map, Mint Canyon Quadrangle)</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>Hillside Management area; variable slopes on site</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 Zone & Earthquake-Induced Landslides Zone (State of California Seismic Hazards Zones map, Mint Canyon Quadrangle)</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? <i>50 single-family residences are proposed</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>Approximately 348,000 cubic yards of grading is proposed.</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 type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

MITIGATION MEASURES

Lot Size

Project Design

OTHER CONSIDERATIONS

Approval of Geotechnical Report by DPW

Applicant shall comply with all requirements of the Subdivision Committee. DPW concluded project will not have significant impact in their letter of 12/1/04. Detailed liquefaction and seismic slope stability analyses required prior to issuance of grading permit.

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

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 there a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
<hr/> <i>Seasonal drainage course is present on the project site.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
<hr/> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?
<hr/> |
| 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>There is an unnamed seasonal drainage course on the southeast portion of the site.</i> |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?
<hr/> <i>Drainage pattern on site/in the area will be altered by the 50 unit residential development. Proposed access road will cross the seasonal drainage course on site.</i> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)
 Approval of Drainage Concept by DPW

MITIGATION MEASURES

- Lot Size Project Design

OTHER CONSIDERATIONS

Applicant shall comply with all requirements of the Subdivision Committee. In addition, applicant shall comply with all requirements of the drainage concept/SUSMP plan which was conceptually approved on 12/13/05.

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>Project is located in Fire Zone 4 (Los Angeles County General Plan Safety Element: Wildland & Urban Fire Hazards)</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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?
<i>New roads will need to be constructed to serve the 50 residential units;</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
<i>There may be inadequate access for emergency vehicles and evacuation (Wistaria Valley Road is the single access road to the south)</i> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
<i>Public water infrastructure must be constructed to serve the project site.</i> |
| 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

- Project Design Compatible Use

OTHER CONSIDERATIONS

Applicant shall comply with all requirements of the Subdivision Committee. Fire Department did not identity any significant impact in the letter of 11/23/04. 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, 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
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? <i>50 single family residences are proposed; existing residential community is within 500 feet of the project site.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? <i>Construction noise</i>
d.	<input checked="" type="checkbox"/>	<input 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? <i>Construction noise</i>
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

Lot Size Project Design Compatible Use

OTHER CONSIDERATIONS

Applicant shall comply with the County of Los Angeles Noise Ordinance sections with regard to construction noise

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 type="checkbox"/>	<input checked="" 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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>NPDES compliance is required; increase in amounts of runoff; existing seasonal drainage course on site.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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>NPDES compliance is required; increase in amounts of runoff; existing drainage seasonal course on site.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

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

- Lot Size Project Design Compatible Use

OTHER CONSIDERATIONS

Applicant shall comply with all requirements of the Subdivision Committee.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
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>Approximately 348,000 cubic yards are proposed for grading (dust).</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 type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? <i>Santa Clarita Valley is a non-attainment area</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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)?
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

Canyon Ranch Air Quality Study dated 7/6/04 and Addendum to the Air Quality Study for the Canyon Ranch dated 7/29/05 in file. Applicant shall comply with all mitigation measures contained in said reports. Applicant shall comply with all applicable SCAQMD Rules and Regulations including Rule 403 and Rule 1113.

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 checked="" type="checkbox"/>	<input 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? <i>The project site is undeveloped with natural habitats.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>All vegetation within approximately 20.5 acres of the site will be removed for future development and there will be additional removal for fire clearance.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? <i>Seasonal drainage course is present on the project site.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.)? <i>semi-desert chaparral, non-native grassland, alluvial fan sage scrub, buckwheat and California sagebrush scrub.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>Scrub oak trees; mainland cherry trees are known to be present in the immediate area.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <i>San Diego horned lizard, two-striped garter snake, and coastal California gnatcatcher are found in the area. Sensitive plant species found in the area: slender-horned spineflower, San Fernando Valley spineflower, slender mariposa lily, Catalina mariposa lily, Plummer's mariposa lily, short-joint beaver tail.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>Wildlife movement corridor</i>

- MITIGATION MEASURES** / **OTHER CONSIDERATIONS**
 Lot Size Project Design ERB/SEATAC Review Oak Tree Permit

Applicant shall comply with all biological mitigation measures.

CONCLUSION

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

- Potentially significant Less than significant with project mitigation 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>There is a drainage course on the site.</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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>Cultural resources have been found in the general area.</i>

<input checked="" type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Lot Size	<input checked="" type="checkbox"/> Phase 1 Archaeology Report
<input type="checkbox"/> Project Design	

A Phase I Archaeological Report dated June 6, 2004 is in file. No resources found, stop work condition.

CONCLUSION

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

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

Lot Size Project Design

OTHER CONSIDERATIONS

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<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 **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 type="checkbox"/> | <input checked="" 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? |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
<hr/> <i>Proposed hiking trail near the 14 Freeway</i> |
| 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)?
<hr/> <i>348,000 cubic yards of grading is proposed; hillside areas will be altered for development.</i> |

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

Visual Report Compatible Use

Approximately 62.52 acres of the project site's 81.6 total acres will remain undeveloped. Submitted Photo simulation indicates that proposed project will not be visible from Freeway 14.

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 checked="" type="checkbox"/>	<input 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)? <i>50 residential units are proposed within one mile of Antelope Valley Freeway (14).</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in any hazardous traffic conditions? <i>New road construction is planned as part of the proposed project.</i>
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>New road construction is planned as part of the proposed project.</i>
e.	<input checked="" type="checkbox"/>	<input 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? <i>Substantial increase in vehicle trips; project traffic will impact Antelope Valley Freeway and existing roadways in the City of Santa Clarita. CMP Threshold for single-family residential uses is 50 units.</i>
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

Project Design Traffic Report

OTHER CONSIDERATIONS

Consultation with Traffic & Lighting Division

Applicant shall comply with all requirements of the Subdivision Committee. DPW concluded that project will not have significant impact in their letter of 12/1/04.

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>It is anticipated that new extension to a sewer trunk line will be constructed and the project area will annex to Los Angeles County Sanitation Districts 26 & 32 and the Saugus Water Reclamation Plant and Valencia Water Reclamation Plant.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site? <i>New extension to a sewer trunk line will be required to serve the project site.</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/>

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

County Sanitation Districts did not identify any significant impacts in their letter of 11/9/04. Project shall be Annexed to District No. 26 and shall pay appropriate connection fee.

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>William S. Hart High School District and Sulphur Springs School District are operating over capacity.</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>Pine Tree Community School; Sierra Vista Junior High School; Canyon High School</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create student transportation problems? <i>It is anticipated that most students will arrive by private vehicles.</i>
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>Project site will be served by County Library District 1; current shelf space and volume levels are inadequate.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

Site Dedication

Government Code Section 65995

OTHER CONSIDERATIONS

Library Facilities Mitigation Fee

Consultation with William S. Hart High School District and Sulphur Springs School District. Applicant shall pay all appropriate school mitigation fee and library facilities mitigation fee

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>Over 6 miles to Fire Station 107: 18239 W. Soledad Canyon Road, Canyon Country, CA 91351-3521</i> <i>Approximately 10-11 miles to Santa Clarita Valley Sheriff Station: 23740 Magic Mountain Pkwy., Valencia California 91355</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES
 Fire Mitigation Fee

OTHER CONSIDERATIONS

Applicant shall comply with all County Fire Department requirements set forth at the Subdivision Committee. County Sheriff Department concluded that project will not require additional deputies and does not oppose the project in their letter of 11/3/04. Applicant shall comply with applicable conditions of said letter. A new fire station site has been proposed for TR 48086 in the Spring Canyon area (Approved by the Board of Supervisors 10/28/2003).

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 checked="" type="checkbox"/>	<input 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? <i>It is anticipated that infrastructure will be constructed to provide connection to the Newhall County Water District; no infrastructure currently exists on site. Annexation to the district will be required.</i>
b.	<input checked="" type="checkbox"/>	<input 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? <i>Water supplies are limited in the region.</i>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
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

Water services will be connected to public system. Will serve letter from Newhall County Water District dated 4/13/04 in file.

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

Lot Size Project Design

OTHER CONSIDERATIONS

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
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 type="checkbox"/>	Other factors?

MITIGATION MEASURES
 Toxic Clean-up Plan

OTHER CONSIDERATIONS

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

Conditional Use Permit for Density Controlled Development and for Hillside Management is required for the proposed project.

MITIGATION MEASURES

OTHER CONSIDERATIONS

Applicant shall comply with all requirements set forth at the 11/03/2003 Subdivision Committee.

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/IMPACTS

	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 checked="" type="checkbox"/>	<input 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)? <i>Project is proposed on undeveloped land; new infrastructure is required.</i>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents? <i>Additional recreation facilities/parks may be required in the future.</i>
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

Applicant shall comply with all Department of Parks & Recreation requirements set forth at the 11/03/2003 Subdivision Committee, including the payment of appropriate in-lieu fees for park facilities.

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"/>	<p>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?</p> <p><i>Biota, cultural resources</i></p> <hr/>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p> <p><i>Air quality, water quality, sewage disposal</i></p> <hr/>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>Geotechnical, fire</i></p> <hr/>

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