



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl AICP
Director of Planning

June 27, 2006

TO: Librarian
Canyon Country Jo Anne Darcy Library
18601 Soledad Canyon Road
Santa Clarita, CA 91351-3721

FROM: Ramon Cordova *REC*
Regional Planning Assistant II
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

SUBJECT: TENTATIVE TRACT MAP NO. 060359
PROJECT No. 03-301-(5)
CONDITIONAL USE PERMIT CASE NO. 03-301-(5)
Northerly terminus of Wistaria Valley Road near Doug Road, north of the City
of Santa Clarita

The subject project is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on August 2, 2006.

Please have the materials listed below available to the public through September 2, 2006.

If you have any questions regarding this matter, please call Ramon Cordova in Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments: 1. Copy of Tentative Tract Map No. 060359 and Exhibit "A" dated June 1, 2005.
2. Land Use Map
3. Notice of Public Hearing
4. Factual
5. Reports/recommendation
6. Burdens of Proof



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**NOTICE OF PUBLIC HEARING FOR
PROPOSED LAND DIVISIONS
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

James E. Hartl AICP
Director of Planning

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

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a public hearing concerning this proposed land development on Wednesday, August 2, 2006, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify.

A Draft Negative Declaration has been prepared for this project. The draft environmental document concludes that the project design and/or suggested conditions will adequately mitigate these impacts to a level of no significance. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Negative Declaration.

Project description: The tract map proposes to create 50 single-family lots, two public facility lots and three open space lots on 81.6 acres (gross). The conditional use permit is necessary to ensure compliance with requirements for development in hillside management areas.

Project location: Northerly terminus of Wistaria Valley Road near Doug Road, north of the City of Santa Clarita, in the Sand Canyon Zoned District of Los Angeles County.

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Mr. Ramon Cordova. You may also obtain additional information concerning this case by phoning Mr. Ramon Cordova at (213) 974-6433. Callers from North County areas may dial (805) 272-0964 (Antelope Valley) or (805) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

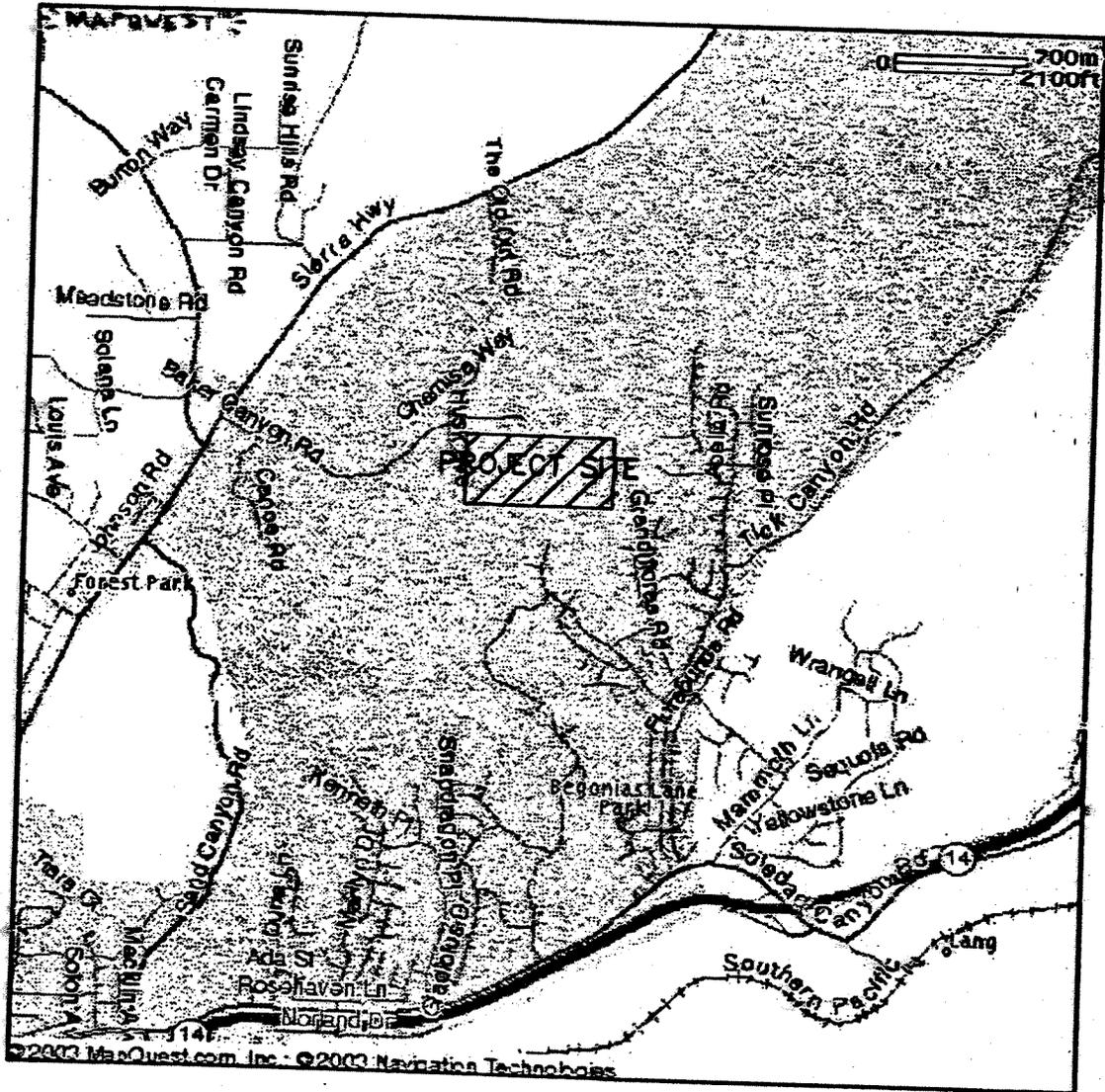
If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Regional Planning Commission at or prior to the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning Saturday, July 1, 2006 at the Los Angeles County Public Library, Canyon Country Jo Anne Darcy Regional Library, 18601 Soledad Canyon Road, Santa Clarita, CA 91351. Selected materials are also available on the Department of Regional Planning website at <http://planning.co.la.ca.us>.

JAMES E. HARTL, AICP
Acting Planning Director

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.

"Este es un aviso de una audiencia pública de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para subdividir 50 parcelas de familia singular de 81.6 acres. Una audiencia pública para considerar el proyecto se llevara a cabo el 2 de Agosto de 2006. Si necesita mas información, o si quiere este aviso en español, favor de llamar al Departamento de Planificación al (213) 974-6466."



VICINITY MAP

N.T.S.



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

PROJECT No. 03-301-(5)
Vesting Tract Map No. 060359
CUP No. 03-301-(5)

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE August 2, 2006	

APPLICANT WP Canyon Country Associates	OWNER WP Canyon Country Associates	REPRESENTATIVE Crosby Mead Benton & Associates
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REQUEST
 Tentative Parcel Map: To create 50 single-family lots, 3 open space lots and 2 public facility lots on 81.6 gross acres.
Conditional Use Permit: The CUP is required to ensure compliance with the requirements of hillside management and density-controlled development.

LOCATION/ADDRESS Northerly terminus of Wistaria Valley Road near Doug Road, north of the City of Santa Clarita	ZONED DISTRICT Sand Canyon
	COMMUNITY Santa Clarita Valley
	EXISTING ZONING A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area)
ACCESS Wistaria Valley Road	

SIZE Gross: 81.6 acres Net: 81.4 acres	EXISTING LAND USE Undeveloped	SHAPE Rectangular	TOPOGRAPHY Sloping Terrain
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SURROUNDING LAND USES & ZONING

North: Single-family residences and undeveloped land / A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area)	East: City of Santa Clarita
South: City of Santa Clarita	West: Single-family residences and undeveloped land / A-1-10,000 (Light Agricultural-10,000 Square Foot Minimum Required Lot Area)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area-wide General Plan (SCVAP)	HM (Hillside Management)	N/A	To Be Determined

ENVIRONMENTAL STATUS
 Mitigated Negative Declaration—Impacts reduced to less than significant with project mitigation include geotechnical, fire, water quality, air quality, biota, archaeology, sewage disposal, and mitigation compliance.

DESCRIPTION OF SITE PLAN
 The tentative tract and exhibit "A" maps depict a total of 55 lots on 81.6 gross acres consisting of 50 single-family lots, three open space lots and two public facility lots. The subject property is bounded by the City of Santa Clarita on the south and east. Dense native vegetation covers the project site and a seasonal drainage course runs along the southeast portion of the subject property. Wistaria Valley Road to the south will be extended northerly to serve the project. The size of the proposed single-family lots range from 6,369 to 19,507 square feet. The project proposes approximately 348,000 cubic yards of cut & fill.

- KEY ISSUES**
- Plan consistency: Staff feels that the project, as currently designed, may be inconsistent with the Santa Clarita Valley Area Plan ("Plan") with respect to density. The Plan permits density transfers of units from urban to nonurban, subject to certain criteria including the "1/4 mile rule". The applicant wishes to use an urban area for his density calculations no longer under county jurisdiction. Staff feels that since this area has been annexed by the City of Santa Clarita, the applicant may not use this area in his density calculations.
 - The project is a density-controlled development where the proposed lots are smaller than the one-acre minimum required lot area, but average one-acre over the entire property. Density-controlled development, or "clustered" development is required to extinguish all development rights on those areas remaining within the project site.

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

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

*(O) = Opponents (F) = In Favor

The following reports consisting of 12 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.

HW

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Design the boundaries of the unit final maps to the satisfaction of the Departments of Regional Planning and Public Works.
8. 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.
9. Show open space lots on the final map and dedicate residential construction rights over the open space/graded slope lots.
10. 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.
11. 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.
12. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
13. 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.
14. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
15. 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.

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by ^{HW} Henry Wong
tr60359L-rev3.doc

Phone (626) 458-4915

Date 07-26-2005



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

TRACT NO. 060359

TENTATIVE MAP DATED 06/01/05

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. A hydrology study for design of drainage facilities is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. Provide fee title lot for debris basins/inlets to the satisfaction of the Department of Public Works.
4. Show the Los Angeles County Flood Control District (LACFCD) right of way on the final map. A permit will be required for any construction affecting the right of way or facilities. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
5. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
6. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 12-13-2005 to the satisfaction of Public Works.

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GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name Ernesto Rivera Date 12-13-2005 Phone (626) 458-4921
ERNESTO J RIVERA

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 WP Canyon Country Assoc.
ENGINEER Crosby Mead Benton
GEOLOGIST & SOILS ENGINEER _____

TENTATIVE MAP DATED 6/1/05 (Revised)
LOCATION Canyon Country
REPORT DATE 7/19/05, 4/27/05, 12/17/04, 7/27/04, 9/10/03

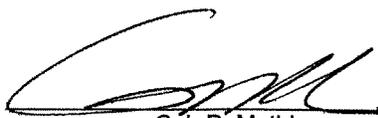
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- The Soils Engineering review dated 8/8/05 is attached.

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

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

Prepared by


Geir R. Mathisen

Reviewed by _____

Date 8/9/05

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 GMTR
Sheet 1 of 2

Tentative Tract Map 60359
Location Sand Canyon
Developer/Owner WP Canyon Country Associates
Engineer/Architect Crosby Mead Benton
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:

Revised Tentative Tract Map Dated By Regional Planning 6/1/05
Soil Engineering and Geologic Report Dated 7/19/05, 4/27/05, 12/17/04, 7/27/04, 9/10/03
Previous review sheet dated 7/14/05

ACTION:

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

REMARKS:

- At the grading plan review stage, provide information, analyses, and/or recommendations for the following:
 - 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.
 - 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.
 - 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.
- 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:
THE ON-SITE SOILS ARE SEVERELY CORROSIVE TO FERROUS METALS.



Reviewed by _____

Date 8/8/05

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:\Yosh\60359TentTe

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. 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.
11. Provide standard property line return radii of 13 feet at all local street intersections.
12. Dedicate right of way 30 feet from centerline on Wistaria Valley Road from the southerly tract boundary to "C" Street.
13. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb on Wistaria Valley Road west of "C" Street, "A" Street, "B" Street, and "C" Street.
14. Construct curb, gutter, base, pavement, and sidewalk within the tract boundaries on all interior streets.
15. Permission is granted to use the alternate street section on all interior streets.
16. Plant street trees within the tract boundaries on all interior streets.
17. 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.

20. Provide and install street name signs prior to occupancy of buildings.
21. Install postal delivery receptacles in groups to serve two or more residential units.
22. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
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 \$15,560 per factored unit and is subject to change.

Prepared by Sheila M. Niebla
Reviewed by Henry Wong HW

Phone (626) 458-4915

Date 07-19-2005

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 Newhall County Water District prior to final map approval.
6. The subdivider shall satisfy any requirements imposed by the Newhall County Water District for service and connection to that system to the District's satisfaction. prior to final map approval.

NH

Prepared by Nathan Howells

Phone (626) 458-4921

Date Rev. 02-15-2006

tr60359s-rev3(rev'd 02-15-06).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 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.

Prepared by Janet Rodriguez
Reviewed by Henry Wong +HW

Phone (626) 458-4921

Date 07-25-2005

tr60359w-rev3



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 60359 Tentative Map Date June 01, 2005

Revised Report yes

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
- Install 4 public fire hydrant(s). Verify / Upgrade existing public fire hydrant(s).
- Install private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- Location: As per map on file with the office.
- Other location:
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Fire hydrant locations are the same as the previous tentative map dated August 26, 2004.**

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

By Inspector Janna Masi Date August 04, 2005



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

R.P.
(Susie)

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 60359 Map Date June 01, 2005

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 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 with the Department of Public Works prior to the clearance of the final map. Flag lots as shown on the tentative map (lots 11, 21, 29, 30, 33) shall provide a minimum paved width of 20', prior to construction.

By Inspector: Janna Masi Date August 04, 2005



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

FRED LEAF
CHIEF OPERATING OFFICER

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

Environmental Health
ARTURO AGUIRRE, Director

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

BOARD OF SUPERVISORS

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Michael D. Antonovich
Fifth District

March 9, 2006

RFS No. 05-0017214

Tract No. 060359

Vicinity: Sand Canyon

Addendum Letter to Tentative Tract Map Date: June 1, 2005 (3rd Revision)

The Los Angeles County Department of Health Services' conditions of approval for **Vesting Tentative Tract Map 060359** are unchanged with the submission of the revised map. 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, which guarantees water connection and service to the entire development. A "will serve" letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #26** as proposed.

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

Respectfully,

Becky Valenti, E.H.S. IV
Mountain and Rural/Water, Sewage, and Subdivision Program



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



PARK OBLIGATION REPORT

Tentative Map #	60359	DRP Map Date:	06/01/2005	SCM Date:		Report Date:	08/04/2005
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:	0.48
IN-LIEU FEES:	\$65,204

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$65,204 in-lieu fees.

Trails:

No trails.

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

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

By: 
James Barber, Advanced Planning Section Head



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



PARK OBLIGATION WORKSHEET

Tentative Map #	60359	DRP Map Date:	06/01/2005	SMC Date:		Report Date:	08/04/2005
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	50	0.48
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 =				0.48

Park Planning Area = **35D CANYON COUNTRY**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.48	\$135,842	\$65,204

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
0.48	0.00	0.00	0.48	\$135,842	\$65,204



******* 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:

PROJECT NUMBER

DESCRIPTION & STATUS

03-249 / TR 060259

492 residential units on +/-500 acres; Pending

90-115/96-044

542 residential units on 586 acres; Approved by BOS 10/28/2003

TR 48086

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 Bran Date: 2-7-06

Approved by: Daryl Koutuh 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. ¼ 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

OTHER CONSIDERATIONS

Lot Size

Project Design

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?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Approximately 348,000 cubic yards are proposed for grading (dust).</i> 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? <hr/> <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? <hr/> <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? <hr/> <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.)? <hr/> <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)? <hr/> <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.)? <hr/> <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)? <hr/> <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 - 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?
				<hr/> <hr/> <hr/>

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

Lot Size Project Design

OTHER CONSIDERATIONS

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? <hr/> <hr/>

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)? <hr/> <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? <hr/> <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? <hr/> <hr/>

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> <hr/> <p><i>Biota, cultural resources</i></p>
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> <hr/> <p><i>Air quality, water quality, sewage disposal</i></p>
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> <hr/> <p><i>Geotechnical, fire</i></p>

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

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

Impact Mitigation	Responsible Agency or Party	Action Required	Monitoring Agency or Party	Timing
Geotechnical 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.	Project Applicant	Submittal and approval of detailed liquefaction and seismic stability report	DPW	Prior to issuance of grading permit
Fire Applicant shall submit a fuel modification plan and an irrigation plan to the Los Angeles County Fire Department (LACFD) for their review and approval.	Project Applicant	Submittal and approval of fuel modification plan and an irrigation plan	LACFD	Prior to issuance of building permit
Water Quality Compliance with NPDES requirement of the CRWQCB and the DPW	Project Applicant	Acquire NPDES Permit	CRWQCB DPW	Prior to the issuance of grading permit
Air Quality Exposed construction surfaces and roadways shall be watered three times per day.	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 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	NPDES	=	National Pollution Discharge Elimination System
DRP	=	Los Angeles County Department of Regional Planning	SCAQMD	=	South Coast Air Quality Management District
CRWQCB	=	California Regional Water Quality Control Board			
LACFD	=	Los Angeles County Fire Department			
LACSD	=	Los Angeles County Sanitation District			

Burden of Proof for Requested Conditional Use Permit
Project No. 03-301
Vesting Tentative Tract Map No. 060359
Canyon Ranch Project

As required by County Code Section 22.56.040(A)(1), 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 because:

1. The Project is Located Proximate to Urban Development and Will Complement the Existing Community Character.

- The areas adjacent to the project site and located to the north, northwest, east and southeast of the project site are developed with residential land uses. Tick Canyon, a proposal for approximately 500 homes, is located approximately one mile to the northeast of the project site. The existing residences are provided with adequate urban infrastructure and services.
- This project will complete the existing residential neighborhood, and proposes development complementing the existing community character.
- Proposed residential lots are equal to or larger than those in the existing adjacent neighborhood.
- Proposed urban areas within the project site are located within one-quarter mile of existing and approved urban development within the City of Santa Clarita.
- The project site is adjacent to existing and single-family residential development, and represents a logical extension of residential development.
- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.
- Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.
- A County Fire Station is located on Soledad Canyon Road, approximately six miles southwesterly of the site.

2. The Project Will Comply with County Standards.

- The project will be designed and constructed in accordance with all current County standards.

3. The Project Will Not Significantly Impact Views.

- The development footprint is located generally within the lower elevations of the project site and most of the development will not be visible to the existing adjacent neighborhood.
- Natural terrain features surrounding and limiting visibility of the development will be preserved by the project.
- The project is designed to minimize adverse visual impacts on neighboring residential uses through the preservation of large areas of contiguous open space.
- To the extent feasible to achieve stable grading, cut and fill slopes will be blended into existing topography through contour grading, rounding of graded edges, landscaping and other techniques that produce cut and fill slopes with a more natural appearance.
- Night-lighting for streets, parkways, pedestrian walkways and other public use areas will be hooded, directed and of limited heights to minimize night-time light spillover effects while still meeting public safety concerns.

4. The Project Will Preserve Prominent Ridgelines.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines and protects views.
- Two prominent ridgelines designated as primary by the City of Santa Clarita will be preserved as permanent open space.

5. The Project Site Has No Significant Geotechnical Hazards.

- No known active faults traverse the project site.
- The project site is not within an Alquist-Priolo Earthquake Fault Zone.
- The project will be constructed in accordance with the latest Uniform Building Code and with current industry practices.
- The project will comply with the recommendations of the preliminary geotechnical investigation prepared for the project site and with the requirements of the Department of Public Works.
- Adherence to standard engineering practices and Uniform Building Code requirements will insure that project grading and construction will not create hazards to on-site structures.

- Implementation of proposed mitigation measures and design in accordance with the latest Uniform Building Code and current industry practices will reduce potential geotechnical impacts of the project to a less than significant level.

6. Utility Services are Available.

- Utility services are available to the project without imposing any additional costs to the community.
- Existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating a deficit for that service on the community.
- Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.

7. The Project Will Not Impact Cultural Resources.

- A Phase I cultural resource study was conducted for the project site. The study concluded that the project will not result in significant impacts to cultural resources.

8. The Project Preserves Substantial Open Space.

- The project will preserve 61.1 acres, or approximately 75 percent of the project site, as permanent open space.

9. The Project Respects Existing Topography and Natural Resources.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines, limits grading and protects views.
- Two ridgelines located within the project site and designated by the City of Santa Clarita as prominent will be preserved as permanent open space.
- The project will preserve 61.1 acres, or approximately 75 percent of the project site, as permanent open space.
- The project site is not located within the boundaries or in close proximity to any designated Significant Ecological Area.
- Vegetation is sparsely located throughout the project site due to terrain and possibly a past fire in the area.

- Sparse coastal sage scrub and chaparral occur on the slopes within the project site, and will largely be preserved by the project. Non-native grassland also occurs throughout the project site.
- A focused plant survey observed no federally or state listed sensitive or special status plant species, and none are expected to occur onsite.
- The proposed project site will not limit regional wildlife movement due to the presence of the Antelope Valley Freeway at the lower portion of Sand Canyon and other nearby development.

10. The Project Will Improve Drainage.

- The project will construct a detention basin and drainage facilities in compliance with County standards, which will eliminate flood, mudflow or erosion hazards.
- Implementation of the approved SUSMP and drainage concept plan, combined with implementation of all proposed mitigation measures, will reduce on-site and downstream potential for flooding or increased water pollution to a less than significant level.

11. Existing Commercial Land Uses are Located Nearby.

- Nearby commercial land uses are existing along Soledad Canyon Road and Sand Canyon Road.

12. The Project Site is Located Proximate to Major Highways and Streets Improved to County Standards.

- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.
- The project site is located proximate to the 14 Freeway, Sierra Highway, Soledad Canyon Road and Shadow Pines Boulevard.
- From Soledad Canyon Road, the project site can be accessed by Poppy Meadow Street and by Shadow Pines Boulevard and Wistaria Valley Road.
- Tick Canyon, a proposal for approximately 500 homes nearby, will provide a northerly connection from Sierra Highway to Shadow Pines Road.

As required by County Code Section 22.56.040(A)(2), the requested use at the proposed location will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site because:

1. The Project is Located Proximate to Urban Development, Emergency Services and Other Essential Services.

- The areas adjacent to the project site and located to the north, northwest, east and southeast of the project site are developed with residential land uses. Tick Canyon, a proposal for approximately 500 homes, is located approximately one mile to the northeast of the project site. The existing residences are provided with adequate urban infrastructure and services.
- This project will complete the existing residential neighborhood, and proposes development that complements the existing residential character.
- Proposed residential lots are equal to or larger than those in the existing adjacent neighborhood.
- Proposed urban areas within the project site are located within one-quarter mile of existing and approved urban development within the City of Santa Clarita, and are thus located proximate to urban development and to emergency services.
- The project site is adjacent to existing and single-family residential development, and represents a logical extension of residential development.
- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.
- Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.
- A County Fire Station is located on Soledad Canyon Road, approximately six miles southwesterly of the site.

2. The Project Will Preserve Prominent Ridgelines.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines, limits grading and protects views.
- Two prominent ridgelines located within the project site and designated as primary by the City of Santa Clarita will be preserved as permanent open space.

3. The Project Will Not Significantly Impact Views.

- The development footprint is located generally within the lower elevations of the project site and most of the development will not be visible to the existing adjacent neighborhood.
- Natural terrain features surrounding and limiting visibility of the development will be preserved by the project.
- The project is designed to minimize adverse visual impacts on neighboring residential uses through the preservation of large areas of contiguous open space.
- To the extent feasible to achieve stable grading, cut and fill slopes will be blended into existing topography through contour grading, rounding of graded edges, landscaping and other techniques that produce cut and fill slopes with a more natural appearance.
- Night-lighting for streets, parkways, pedestrian walkways and other public use areas will be hooded, directed and of limited heights to minimize night-time light spillover effects while still meeting public safety concerns.

4. The Project Will Improve Drainage.

- The project will construct a detention basin and drainage facilities in compliance with County standards, which will eliminate flood, mudflow or erosion hazards.
- Implementation of the approved SUSMP and drainage concept plan, combined with implementation of all proposed mitigation measures, will reduce on-site and downstream potential for flooding or increased water pollution to a less than significant level.

5. The Project Will Comply with County Standards.

- The project will be designed and constructed in accordance with all current County standards.

6. The Project Site Has No Significant Geotechnical Hazards.

- No known active faults traverse the project site.
- The project site is not within an Alquist-Priolo Earthquake Fault Zone.
- The project will be constructed in accordance with the latest Uniform Building Code and with current industry practices.

- The project will comply with the recommendations of the preliminary geotechnical investigation prepared for the project site and with the requirements of the Department of Public Works.
- Adherence to standard engineering practices and Uniform Building Code requirements will insure that project grading and construction will not create hazards to on-site structures.
- Implementation of proposed mitigation measures and design in accordance with the latest Uniform Building Code and current industry practices, will reduce potential geotechnical impacts of the project to a less than significant level.

7. Utility Services are Available.

- Utility services are available to the project without imposing any additional costs to the community.
- Existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating a deficit for that service on the community.
- Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.

8. The Project Respects Existing Topography and Natural Resources.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines, limits grading and protects views.
- Two ridgelines located within the project site and designated by the City of Santa Clarita as prominent will be preserved as permanent open space.
- The project will preserve 61.1 acres, or approximately 75 percent of the project site, as permanent open space.
- The project site is not located within the boundaries or in close proximity to any designated Significant Ecological Area.
- Vegetation is sparsely located throughout the project site due to terrain and possibly a past fire in the area.
- Sparse coastal sage scrub and chaparral occur on the slopes within the project site, and will largely be preserved by the project. Non-native grassland also occurs throughout the project site.

- A focused plant survey observed no federally or state listed sensitive or special status plant species, and none are expected to occur onsite.
- The proposed project site will not limit regional wildlife movement due to the presence of the Antelope Valley Freeway at the lower portion of Sand Canyon and other nearby development.

9. The Project Preserves Substantial Open Space.

- The project will preserve 61.1 acres, or approximately 75 percent of the project site, as permanent open space.

As required by County Code Section 22.56.040(A)(3), the requested use at the proposed location will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because:

1. The Project is Located Proximate to Urban Development, Emergency Services and Other Essential Services.

- The areas adjacent to the project site and located to the north, northwest, east and southeast of the project site are developed with residential land uses. Tick Canyon, a proposal for approximately 500 homes, is located approximately one mile to the northeast of the project site. The existing residences are provided with adequate urban infrastructure and services.
- This project will complete the existing residential neighborhood, and proposes lots that equal to or larger than those in the existing adjacent neighborhood.
- Proposed urban areas within the project site are located within one-quarter mile of existing and approved urban development within the City of Santa Clarita, and are thus located proximate to urban development and to emergency services.
- The project site is adjacent to existing and single-family residential development, and represents a logical extension of residential development.
- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.
- Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.
- A County Fire Station is located on Soledad Canyon Road, approximately six miles southwesterly of the site.

2. The Project Will Improve Drainage.

- The project will construct comprehensive drainage systems, including a detention basin, designed in compliance with County standards, which will eliminate flood, mudflow or erosion hazards.
- Implementation of the approved SUSMP and drainage concept plan, combined with implementation of all proposed mitigation measures, will reduce on-site and downstream potential for flooding or increased water pollution to a less than significant level.

3. The Project Will Comply with County Standards.

- The project will be designed and constructed in accordance with all current County standards.

4. The Project Site Has No Significant Geotechnical Hazards.

- No known active faults traverse the project site.
- The project site is not within an Alquist-Priolo Earthquake Fault Zone.
- The project will be constructed in accordance with the latest Uniform Building Code and with current industry practices.
- Adherence to standard engineering practices and Uniform Building Code requirements will insure that project grading and construction will not generate hazards to on-site structures.
- Implementation of proposed mitigation measures and design in accordance with the latest Uniform Building Code and current industry practices will reduce potential geotechnical impacts of the project to a less than significant level.

5. The Project Will Preserve Significant Open Space.

- The project will preserve approximately 61.1 acres, or 75 percent of the project site, as permanent open space.

6. The Project Will Preserve Prominent Ridgelines.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines, limits grading and protects views.
- Two prominent ridgelines located within the project site and designated as primary by the City of Santa Clarita will be preserved as permanent open space.

7. The Project Will Not Significantly Impact Views.

- The development footprint is located generally within the lower elevations of the project site and most of the development will not be visible to the existing adjacent neighborhood.
- Natural terrain features surrounding and limiting visibility of the development will be preserved by the project.
- The project is designed to minimize adverse visual impacts on neighboring residential uses through the preservation of large areas of contiguous open space.
- To the extent feasible to achieve stable grading, cut and fill slopes will be blended into existing topography through contour grading, rounding of graded edges, landscaping and other techniques that produce cut and fill slopes with a more natural appearance.
- Night-lighting for streets, parkways, pedestrian walkways and other public use areas will be hooded, directed and of limited heights to minimize night-time light spillover effects while still meeting public safety concerns.

8. The Project Will Not Impact Cultural Resources.

- A Phase I cultural resource study was conducted for the project site. The study concluded that the project will not result in significant impacts to cultural resources.

9. Utility Services are Available.

- Utility services are available without imposing any additional costs to the community.
- Existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating a deficit for that service on the community.
- Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.

10. The Project Respects Existing Topography and Natural Resources.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines, limits grading and protects views.
- Two ridgelines located within the project site and designated by the City of Santa Clarita as prominent will be preserved as permanent open space.

- The project will preserve 61.1 acres, or approximately 75 percent of the project site, as permanent open space.
- The project site is not located within the boundaries or in close proximity to any designated Significant Ecological Area.
- Vegetation is sparsely located throughout the project site due to terrain and possibly a past fire in the area.
- Sparse coastal sage scrub and chaparral occur on the slopes within the project site, and will largely be preserved by the project. Non-native grassland also occurs throughout the project site.
- A focused plant survey observed no federally or state listed sensitive or special status plant species, and none are expected to occur onsite.
- The proposed project site will not limit regional wildlife movement due to the presence of the Antelope Valley Freeway at the lower portion of Sand Canyon and other nearby development.

11. Existing Commercial Land Uses are Located Nearby.

- Nearby commercial land uses are existing along Soledad Canyon Road and Sand Canyon Road.

12. The Project Site is Located Proximate to Major Highways and Streets Improved to County Standards.

- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.
- The project site is located proximate to the 14 Freeway, Sierra Highway, Soledad Canyon Road and Shadow Pines Boulevard.
- From Soledad Canyon Road, the project site can be accessed by Poppy Meadow Street and by Shadow Pines Boulevard and Wistaria Valley Road.
- Tick Canyon, a proposal for approximately 500 homes nearby, will provide a northerly connection from Sierra Highway to Shadow Pines Road.

As required by County Code Section 22.56.040(B), the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the County

Zoning Ordinance, or as is otherwise required in order to integrate the proposed use with the uses in the surrounding area because:

1. The Project Site Is Sufficiently Large.

- The project provides sufficient space to accommodate all provisions of the County Zoning Ordinance as required to integrate the proposed development with the land uses existing in the surrounding area.
- The areas within the project site proposed for residential development will have appropriate space and area to accommodate required parking and loading, walls, yards and landscaping.
- The project will provide lot sizes equal to or larger than those in the existing adjacent neighborhood.
- The project will preserve 61.1 acres, or approximately 75 percent of the project site, as permanent open space.

2. The Project is Located Proximate to Urban Development.

- The areas surrounding the project site are developed with residential land uses.
- The project will complete the existing residential neighborhood, and proposes lot sizes that are equal to or greater than the existing adjacent neighborhood.
- The project design will complement the existing adjacent neighborhood.
- Proposed urban areas within the project site are located within one-quarter mile of existing and approved urban development within the City of Santa Clarita, and are thus located proximate to urban development and to emergency services.
- The project site is adjacent to existing and single-family residential development, and represents a logical extension of residential development.

3. The Project Site is Large Enough to Preserve Prominent Ridgelines.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines and protects views.
- Two prominent ridgelines located within the project site and designated as primary by the City of Santa Clarita will be preserved as permanent open space.

4. The Project Site is Large Enough to Preserve Significant Open Space.

- The project will preserve approximately 61.1 acres, or 75 percent of the project site, as permanent open space.

4. The Project Site is Large Enough to Preserve Views.

- The development footprint is located generally within the lower elevations of the project site and most of the development will not be visible to the existing adjacent neighborhood.
- Natural terrain features surrounding and limiting visibility of the development will be preserved by the project.
- The project is designed to minimize adverse visual impacts on neighboring residential uses through the preservation of large areas of contiguous open space.
- To the extent feasible to achieve stable grading, cut and fill slopes will be blended into existing topography through contour grading, rounding of graded edges, landscaping and other techniques that produce cut and fill slopes with a more natural appearance.
- Night-lighting for streets, parkways, pedestrian walkways and other public use areas will be hooded, directed and of limited heights to minimize night-time light spillover effects while still meeting public safety concerns.

As required by County Code Section 22.56.040(C)(1), 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 because:

1. The Project is Located Proximate to Urban Development, Emergency Services and Other Essential Services.

- The areas adjacent to the project site and located to the north, northwest, east and southeast of the project site are developed with residential land uses. Tick Canyon, a proposal for approximately 500 homes, is located approximately one mile to the northeast of the project site. The existing residences are provided with adequate urban infrastructure and services.
- Proposed urban areas within the project site are located within one-quarter mile of existing and approved urban development within the City of Santa Clarita, and are thus located proximate to urban development and to emergency services.
- The project site is adjacent to existing and single-family residential development, and represents a logical extension of residential development.

- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.

2. The Project Site is Located Proximate to Major Highways and Streets Improved to County Standards.

- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.
- The project site is located proximate to the 14 Freeway, Sierra Highway, Soledad Canyon Road and Shadow Pines Boulevard.
- From Soledad Canyon Road, the project site can be accessed by Poppy Meadow Street and by Shadow Pines Boulevard and Wistaria Valley Road.
- Tick Canyon, a proposal for approximately 500 homes nearby, will provide a northerly connection from Sierra Highway to Shadow Pines Road.

3. The Project Will Comply with County Standards.

- The project will be designed and constructed in accordance with all current County standards.

As required by County Code Section 22.56.040(C)(2), the proposed site is adequately served by other public or private service facilities as are required because:

1. The Project is Located Proximate to Urban Development, Emergency Services and Other Essential Services.

- The areas adjacent to the project site and located to the north, northwest, east and southeast of the project site are developed with residential land uses. Tick Canyon, a proposal for approximately 500 homes, is located approximately one mile to the northeast of the project site. The existing residences are provided with adequate urban infrastructure and services.
- Proposed urban areas within the project site are located within one-quarter mile of existing and approved urban development within the City of Santa Clarita, and are thus located proximate to urban development and to emergency services.
- The project site is adjacent to existing and single-family residential development, and represents a logical extension of residential development.

- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.

2. Utility Services are Available.

- Utility services are available without imposing any additional costs to the community.
- Existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating a deficit for that service on the community.
- Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.

3. Commercial Land Uses Are Located Nearby.

- Nearby commercial land uses are existing along Soledad Canyon Road and Sand Canyon Road.

**Burden of Proof for Requested Conditional Use Permit for Hillside Management
Project No. 03-301-(5)
Vesting Tentative Tract Map No. 060359
Canyon Ranch Project**

As required by County Code Section 22.56.215(F)(1)(a), 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 because:

- 1. The Project is Located Proximate to Urban Development, Emergency Services and Other Essential Services.**
 - The areas adjacent to the project site and located to the north, northwest, east and southeast of the project site are developed with residential land uses. Tick Canyon, a proposal for approximately 500 homes, is located approximately one mile to the northeast of the project site. The existing residences are provided with adequate urban infrastructure and services.
 - This project will complete the existing residential neighborhood, and proposes development complementing the existing community character.
 - Proposed residential lots that are equal to or larger than those in the existing adjacent neighborhood.
 - Proposed urban areas within the project site are located within one-quarter mile of existing and approved urban development within the City of Santa Clarita.
 - The project site is adjacent to existing and single-family residential development, and represents a logical extension of residential development.
 - The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.
 - Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.
 - A County Fire Station is located on Soledad Canyon Road, approximately six miles southwesterly of the site.

2. The Project Will Comply with County Standards.

- The project will be designed and constructed in accordance with all current County standards.

3. The Project Site Has No Significant Geotechnical Hazards.

- No known active faults traverse the project site.
- The project site is not within an Alquist-Priolo Earthquake Fault Zone.
- The project will be constructed in accordance with the latest Uniform Building Code and with current industry practices.
- The project will comply with the recommendations of the preliminary geotechnical investigation prepared for the project site and with the requirements of the Department of Public Works.
- Adherence to standard engineering practices and Uniform Building Code requirements will insure that project grading and construction will not create hazards to on-site structures.
- Implementation of proposed mitigation measures and design in accordance with the latest Uniform Building Code and current industry practices, will reduce potential geotechnical impacts of the project to a less than significant level.

4. Utility Services are Available.

- Utility services are available without imposing any additional costs to the community.
- Existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating a deficit for that service on the community.
- Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.

5. The Project Will Not Impact Cultural Resources.

- A Phase I cultural resource study was conducted for the project site. The study concluded that the project will not result in significant impacts to cultural resources.

6. The Project Preserves Substantial Open Space.

- The project will preserve 61.1 acres, or approximately 75 percent of the project site, as permanent open space.

7. The Project Respects Existing Topography and Natural Resources.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines, limits grading and protects views.
- Two ridgelines located within the project site and designated by the City of Santa Clarita as prominent will be preserved as permanent open space.
- The project will preserve 61.1 acres, or approximately 75 percent of the project site, as permanent open space.
- The project site is not located within the boundaries or in close proximity to any designated Significant Ecological Area.
- Vegetation is sparsely located throughout the project site due to terrain and possibly a past fire in the area.
- Sparse coastal sage scrub and chaparral occur on the slopes within the project site, and will largely be preserved by the project. Non-native grassland also occurs throughout the project site.
- A focused plant survey observed no federally or state listed sensitive or special status plant species, and none are expected to occur onsite.
- The proposed project site will not limit regional wildlife movement due to the presence of the Antelope Valley Freeway at the lower portion of Sand Canyon and other nearby development.

8. The Project Will Preserve Prominent Ridgelines.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines and protects views.
- Two prominent ridgelines designated as primary by the City of Santa Clarita will be preserved as permanent open space.

9. The Project Will Improve Drainage.

- The project will construct a detention basin and drainage facilities in compliance with County standards, which will eliminate flood, mudflow or erosion hazards.

- Implementation of the approved SUSMP and drainage concept plan, combined with implementation of all proposed mitigation measures, will reduce on-site and downstream potential for flooding or increased water pollution to a less than significant level.

As required by County Code Section 22.56.215(F)(1)(b), the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area because:

1. The Project is Located Proximate to Urban Development and is a Logical Extension of Urban Development.

- The areas adjacent to the project site and located to the north, northwest, east and southeast of the project site are developed with residential land uses. Tick Canyon, a proposal for approximately 500 homes, is located approximately one mile to the northeast of the project site. The existing residences are provided with adequate urban infrastructure and services.
- This project will complete the existing residential neighborhood, and proposes development complementing the existing community character.
- Proposed residential lots are equal to or larger than those in the existing adjacent neighborhood.
- Proposed urban areas within the project site are located within one-quarter mile of existing and approved urban development within the City of Santa Clarita.
- The project site is adjacent to existing and single-family residential development, and represents a logical extension of residential development.

2. The Project Will Preserve Significant Open Space.

- The project will preserve approximately 61.1 acres, or 75 percent of the project site, as permanent open space.

3. The Project Will Preserve Ridgelines.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines, limits grading and protects views.
- Two prominent ridgelines designated as primary by the City of Santa Clarita will be preserved as permanent open space.

4. The Project Will Not Significantly Impact Views.

- The development footprint is located generally within the lowest elevations of the project site and most of the development will not be visible to the existing adjacent neighborhood.
- Natural terrain features surrounding and limiting visibility of the development will be preserved by the project.
- The project is designed to minimize adverse visual impacts on neighboring residential uses through the preservation of large areas of contiguous open space.
- To the extent feasible to achieve stable grading, cut and fill slopes will be blended into existing topography through contour grading, rounding of graded edges, landscaping and other techniques that produce cut and fill slopes with a more natural appearance.
- Night-lighting for streets, parkways, pedestrian walkways and other public use areas will be hooded, directed and of limited heights to minimize night-time light spillover effects while still meeting public safety concerns.

5. The Project Respects Existing Topography and Natural Resources.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines, limits grading and protects views.
- Two ridgelines located within the project site and designated by the City of Santa Clarita as prominent will be preserved as permanent open space.
- The project will preserve 61.1 acres, or approximately 75 percent of the project site, as permanent open space.
- The project site is not located within the boundaries or in close proximity to any designated Significant Ecological Area.
- Vegetation is sparsely located throughout the project site due to terrain and possibly a past fire in the area.
- Sparse coastal sage scrub and chaparral occur on the slopes within the project site, and will largely be preserved by the project. Non-native grassland also occurs throughout the project site.
- A focused plant survey observed no federally or state listed sensitive or special status plant species, and none are expected to occur onsite.

- The proposed project site will not limit regional wildlife movement due to the presence of the Antelope Valley Freeway at the lower portion of Sand Canyon and other nearby development.

6. The Project Will Not Impact Cultural Resources.

- A Phase I cultural resource study was conducted for the project site. The study concluded that the project will not result in significant impacts to cultural resources.

As required by County Code Section 22.56.215(F)(1)(c), the proposed project is conveniently served by neighborhood shopping and commercial facilities because:

1. The Project is Located Proximate to Urban Development.

- The areas adjacent to the project site and located to the north, northwest, east and southeast of the project site are developed with residential land uses. Tick Canyon, a proposal for approximately 500 homes, is located approximately one mile to the northeast of the project site. The existing residences are provided with adequate urban infrastructure and services.
- This project will complete the existing residential neighborhood, and proposes development complementing the existing community character.
- Proposed residential lots are equal to or larger than those in the existing adjacent neighborhood.
- Proposed urban areas within the project site are located within one-quarter mile of existing and approved urban development within the City of Santa Clarita.
- The project site is adjacent to existing and single-family residential development, and represents a logical extension of residential development.
- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.
- Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.
- A County Fire Station is located on Soledad Canyon Road, approximately six miles southwesterly of the site.

2. Existing Commercial Land Uses are Located Nearby.

- Nearby commercial land uses are existing along Soledad Canyon Road and Sand Canyon Road.

3. The Project Site is Located Proximate to Major Highways and Streets Improved to County Standards.

- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.
- The project site is located proximate to the 14 Freeway, Sierra Highway, Soledad Canyon Road and Shadow Pines Boulevard.
- From Soledad Canyon Road, the project site can be accessed by Poppy Meadow Street and by Shadow Pines Boulevard and Wistaria Valley Road.
- Tick Canyon, a proposal for approximately 500 homes nearby, will provide a northerly connection from Sierra Highway to Shadow Pines Road.

As required by County Code Section 22.56.215(F)(1)(c), the proposed project can be provided with essential public services without imposing undue costs on the total community because:

1. The Project is Located Proximate to Urban Development and to Essential Public Services.

- The areas adjacent to the project site and located to the north, northwest, east and southeast of the project site are developed with residential land uses. Tick Canyon, a proposal for approximately 500 homes, is located approximately one mile to the northeast of the project site. The existing residences are provided with adequate urban infrastructure and services.
- This project will complete the existing residential neighborhood, and proposes development complementing the existing community character.
- Proposed residential lots are equal to or larger than those in the existing adjacent neighborhood.
- Proposed urban areas within the project site are located within one-quarter mile of existing and approved urban development within the City of Santa Clarita.
- The project site is adjacent to existing and single-family residential developments, and thus represents a logical extension of residential development.

- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.
- Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.
- A County Fire Station is located on Soledad Canyon Road, approximately six miles southwesterly of the site.
- Tick Canyon, a proposal for approximately 500 homes nearby, will provide a northerly connection from Sierra Highway to Shadow Pines Road.

2. Utility Services are Available.

- Utility services are available without imposing any additional costs to the community.
- Existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating a deficit for that service on the community.
- Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.

3. Existing Commercial Land Uses are Located Nearby.

- Nearby commercial land uses are existing along Soledad Canyon Road and Sand Canyon Road.

4. The Project Site is Located Proximate to Major Highways and Streets Improved to County Standards.

- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.
- The project site is located proximate to the 14 Freeway, Sierra Highway, Soledad Canyon Road and Shadow Pines Boulevard.
- From Soledad Canyon Road, the project site can be accessed by Poppy Meadow Street and by Shadow Pines Boulevard and Wistaria Valley Road.
- Tick Canyon, a proposal for approximately 500 homes nearby, will provide a northerly connection from Sierra Highway to Shadow Pines Road.

As required by County Code Section 22.56.215(F)(1)(c), the proposed project is consistent with the objectives and policies of the General Plan because:

1. The Project is Located Proximate to Urban Development, to Essential Public Services and to Commercial Land Uses.

- The areas adjacent to the project site and located to the north, northwest, east and southeast of the project site are developed with residential land uses. Tick Canyon, a proposal for approximately 500 homes, is located approximately one mile to the northeast of the project site. The existing residences are provided with adequate urban infrastructure and services.
- This project will complete the existing residential neighborhood, and proposes development complementing the existing community character.
- Proposed residential lots are equal to or larger than those in the existing adjacent neighborhood.
- Proposed urban areas within the project site are located within one-quarter mile of existing and approved urban development within the City of Santa Clarita.
- The project site is adjacent to existing and single-family residential development, and represents a logical extension of residential development.
- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.
- Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.
- A County Fire Station is located on Soledad Canyon Road, approximately six miles southwesterly of the site.

2. The Project Will Preserve Significant Open Space.

- The project will preserve approximately 61.1 acres, or 75 percent of the project site, as permanent open space.

3. The Project Will Preserve Ridgelines.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines, limits grading and protects views.
- Two prominent ridgelines designated as primary by the City of Santa Clarita will be preserved as permanent open space.

4. The Project Will Not Significantly Impact Views.

- The development footprint is located generally within the lowest elevations of the project site and most of the development will not be visible to the existing adjacent neighborhood.
- Natural terrain features surrounding and limiting visibility of the development will be preserved by the project.
- The project is designed to minimize adverse visual impacts on neighboring residential uses through the preservation of large areas of contiguous open space.
- To the extent feasible to achieve stable grading, cut and fill slopes will be blended into existing topography through contour grading, rounding of graded edges, landscaping and other techniques that produce cut and fill slopes with a more natural appearance.
- Night-lighting for streets, parkways, pedestrian walkways and other public use areas will be hooded, directed and of limited heights to minimize night-time light spillover effects while still meeting public safety concerns.

5. The Project Will Not Impact Cultural Resources.

- A Phase I cultural resource study was conducted for the project site. The study concluded that the project will not result in significant impacts to cultural resources.

6. The Project Respects Existing Topography and Natural Resources.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines, limits grading and protects views.
- Two ridgelines located within the project site and designated by the City of Santa Clarita as prominent will be preserved as permanent open space.
- The project will preserve 61.1 acres, or approximately 75 percent of the project site, as permanent open space.
- The project site is not located within the boundaries or in close proximity to any designated Significant Ecological Area.
- Vegetation is sparsely located throughout the project site due to terrain and possibly a past fire in the area.

- Sparse coastal sage scrub and chaparral occur on the slopes within the project site, and will largely be preserved by the project. Non-native grassland also occurs throughout the project site.
- A focused plant survey observed no federally or state listed sensitive or special status plant species, and none are expected to occur onsite.
- The proposed project site will not limit regional wildlife movement due to the presence of the Antelope Valley Freeway at the lower portion of Sand Canyon and other nearby development.

7. Utility Services are Available.

- Utility services are available without imposing any additional costs to the community.
- Existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating a deficit for that service on the community.
- Public sanitary sewer and water services are available in Wistaria Valley Road and can be extended at marginal cost to serve the development.

8. The Project Site Has No Significant Geotechnical Hazards.

- No known active faults traverse the project site.
- The project site is not within an Alquist-Priolo Earthquake Fault Zone.
- The project will be constructed in accordance with the latest Uniform Building Code and with current industry practices.
- The project will comply with the recommendations of the preliminary geotechnical investigation prepared for the project site and with the requirements of the Department of Public Works.
- Adherence to standard engineering practices and Uniform Building Code requirements will insure that project grading and construction will not create hazards to on-site structures.
- Implementation of proposed mitigation measures and design in accordance with the latest Uniform Building Code and current industry practices, will reduce potential geotechnical impacts of the project to a less than significant level.

9. Existing Commercial Land Uses are Located Nearby.

- Nearby commercial land uses are existing along Soledad Canyon Road and Sand Canyon Road.

10. The Project Site is Located Proximate to Major Highways and Streets Improved to County Standards.

- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.
- The project site is located proximate to the 14 Freeway, Sierra Highway, Soledad Canyon Road and Shadow Pines Boulevard.
- From Soledad Canyon Road, the project site can be accessed by Poppy Meadow Street and by Shadow Pines Boulevard and Wistaria Valley Road.
- Tick Canyon, a proposal for approximately 500 homes nearby, will provide a northerly connection from Sierra Highway to Shadow Pines Road.

11. The Project Will Improve Drainage.

- The project will construct a detention basin and drainage facilities in compliance with County standards, which will eliminate flood, mudflow or erosion hazards.
- Implementation of the approved SUSMP and drainage concept plan, combined with implementation of all proposed mitigation measures, will reduce on-site and downstream potential for flooding or increased water pollution to a less than significant level.

As required by County Code Section 22.56.215(F)(1)(d), 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 because:

1. The Project is Located Proximate to Urban Development and Will Complement the Existing Community Character.

- The areas adjacent to the project site and located to the north, northwest, east and southeast of the project site are developed with residential land uses. Tick Canyon, a proposal for approximately 500 homes, is located approximately one mile to the northeast of the project site. The existing residences are provided with adequate urban infrastructure and services.

- This project will complete the existing residential neighborhood, and proposes development complementing the existing community character.
- Proposed residential lots are equal to or larger than those in the existing adjacent neighborhood.
- Proposed urban areas within the project site are located within one-quarter mile of existing and approved urban development within the City of Santa Clarita.
- The project is a natural extension of Wistaria Valley Road. Signage installed and maintained by public agencies at the current terminus of Wistaria Valley Road indicates that the street will be extended in the future.

2. The Project Will Not Significantly Impact Views.

- The development footprint is located generally within the lowest elevations of the project site and most of the development will not be visible to the existing adjacent neighborhood.
- Natural terrain features surrounding and limiting visibility of the development will be preserved by the project.
- The project is designed to minimize adverse visual impacts on neighboring residential uses through the preservation of large areas of contiguous open space.
- To the extent feasible to achieve stable grading, cut and fill slopes will be blended into existing topography through contour grading, rounding of graded edges, landscaping and other techniques that produce cut and fill slopes with a more natural appearance.
- Night-lighting for streets, parkways, pedestrian walkways and other public use areas will be hooded, directed and of limited heights to minimize night-time light spillover effects while still meeting public safety concerns.

3. The Project Will Comply with County Standards.

- The project will be designed and constructed in accordance with all current County standards.

4. The Project Preserves Substantial Open Space.

- The project will preserve 61.1 acres, or approximately 75 percent of the project site, as permanent open space.

5. The Project Respects Existing Topography and Natural Resources.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines, limits grading and protects views.
- Two ridgelines located within the project site and designated by the City of Santa Clarita as prominent will be preserved as permanent open space.
- The project will preserve 61.1 acres, or approximately 75 percent of the project site, as permanent open space.
- The project site is not located within the boundaries or in close proximity to any designated Significant Ecological Area.
- Vegetation is sparsely located throughout the project site due to terrain and possibly a past fire in the area.
- Sparse coastal sage scrub and chaparral occur on the slopes within the project site, and will largely be preserved by the project. Non-native grassland also occurs throughout the project site.
- A focused plant survey observed no federally or state listed sensitive or special status plant species, and none are expected to occur onsite.
- The proposed project site will not limit regional wildlife movement due to the presence of the Antelope Valley Freeway at the lower portion of Sand Canyon and other nearby development.

6. The Project Will Preserve Prominent Ridgelines.

- Development will generally be located in the lower elevations of the project site, which preserves ridgelines and protects views.
- Two prominent ridgelines designated as primary by the City of Santa Clarita will be preserved as permanent open space.