

RPC MEETING DATE  
August 2, 2006

AGENDA ITEM NO.  
7 a, b

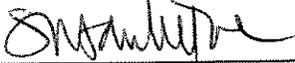
## REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: 03-301-(5)

CASE NO. Vesting Tentative Tract Map No. 060359  
Conditional Use Permit Case No. 03-301-(5)

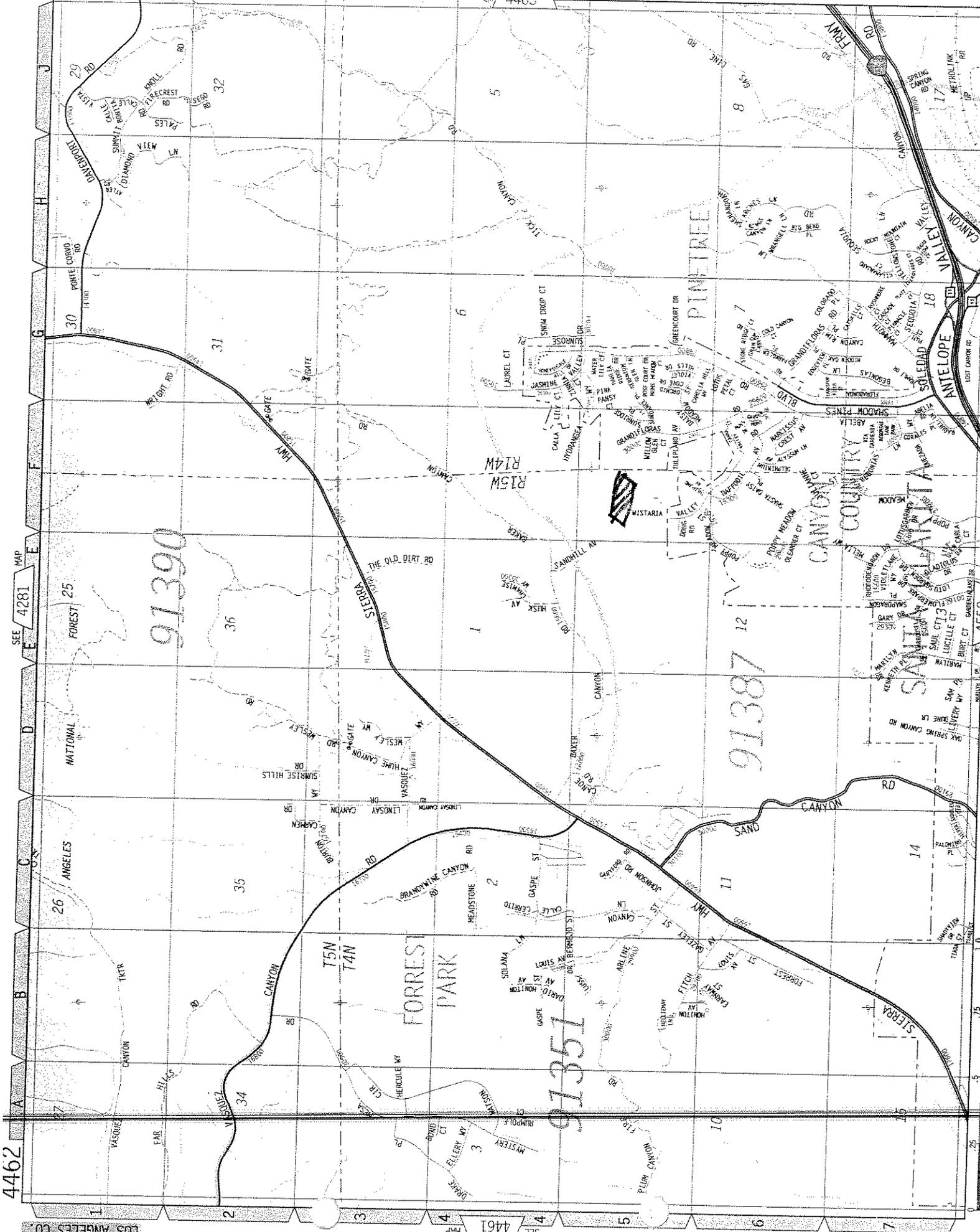
CONTACT PERSON: Ramon Cordova

- STAFF REPORT
- DRAFT CONDITIONS (If Recommended For Approval)
- DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ENVIRONMENTAL DOCUMENTATION
- THOMAS BROTHERS MAP (Identifying Subject Property)
- LAND USE RADIUS MAP
- TENTATIVE TRACT MAP
- EXHIBIT "A" MAP
- PHOTOGRAPHS
- CORRESPONDENCE
- GIS-NET MAP
- STAFF DETERMINATION OF PLAN INTERPRETATION (4-26-06)
- \_\_\_\_\_

Reviewed By: 

4462

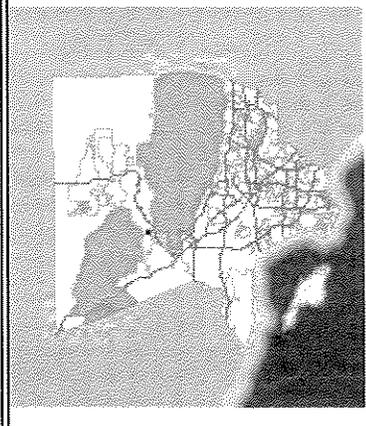
SEE 4281 MAP



# TENT TR 060359



**Note:** This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET.



- Los Angeles County Boundary
- Census Tract (2000)
- Assessor Map Book (AMB) boundary
- House Numbering Map (HNM) street grid
- USGS Quad Sheet grid
- The Thomas Guide page grid
- Community Standards District (CSD)
- CSD Area Specific Boundary
- Environmentally Sensitive Habitat Resource Area (ESHA)
- Significant Ecological Area (SEA)
- Section Line
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Zoned District (ZD)
- City Boundary and Names
- Parcel Boundary
- Supervisory District Boundary
- Zoning (boundary)
- Other county boundary
- Unincorporated Area (shaded)



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

**PROJECT No. 03-301-(5)**  
**TRACT MAP NO. 060359**  
**CUP No. 03-301-(5)**

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

<b>APPLICANT</b> WP Canyon Country Associates	<b>OWNER</b> WP Canyon Country Associates	<b>REPRESENTATIVE</b> Crosby Mead Benton & Associates
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**REQUEST**  
Vesting Tentative Tract Map: To create 50 single-family lots, 3 open space lots and 2 public facility lots on 81.6 gross acres.  
Conditional Use Permit: Ensure compliance with the requirements of hillside management; density-controlled development and on-site project grading.

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

<b>ACCESS</b> Wistaria Valley Road	<b>SIZE</b> Gross: 81.6 acres Net: 81.4 acres	<b>EXISTING LAND USE</b> Undeveloped	<b>SHAPE</b> Rectangular	<b>TOPOGRAPHY</b> Level to Sloping
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**SURROUNDING LAND USES & ZONING**

<b>North:</b> Single-family residences and undeveloped land / A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area)	<b>East:</b> City of Santa Clarita
<b>South:</b> City of Santa Clarita	<b>West:</b> 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 Areawide General Plan (SCVAP)	HM (Hillside Management)	To Be Determined	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, is inconsistent with the Santa Clarita Valley Area Plan ("Plan") with respect to density. The Plan permits interpretations of land use category due to mapping and scale. However interpretation guidelines within the Plan state that those boundary lines reflect physical features like existing developments and approved permits. The applicant requested an interpretation that extended area within city onto the property which staff believed did not meet this guidelines. A determination was issued to the applicant in correspondence dated April 26, 2006.
  - 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 Favo

**PROJECT No. 03-301-(5)**

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- APPROVAL  DENIAL
- No improvements \_\_\_ 20 Acre Lots \_\_\_ 10 Acre Lots \_\_\_ 2½ Acre Lots \_\_\_ Sect 191.2
- Street improvements X Paving X Curbs and Gutters X Street Lights
- X Street Trees \_\_\_ Inverted Shoulder X Sidewalks \_\_\_ Off Site Paving \_\_\_ ft.
- Water Mains and Hydrants
- Drainage Facilities
- Sewer  Septic Tanks  Other \_\_\_\_\_
- Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

**ISSUES AND ANALYSIS**

- The property is designated as HM (Hillside Management) under SCVAP. The HM designation comprises 81.6 acres of the site, and based on the applicant's interpretation and ¼ mile rule, allows a maximum density of 63 lots.

Prepared by: Ramon Cordova

**PROJECT NO. 03-301-(5)**

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

**STAFF ANALYSIS  
FOR AUGUST 2, 2006 REGIONAL PLANNING COMMISSION PUBLIC HEARING**

**PROJECT OVERVIEW**

The applicant, Allen Hubsch representing WP Canyon Country Associates, proposes a single-family residential development of 50 single-family lots, two public facility lots and three open space lots on approximately 82 gross acres. The proposal requires approval of Vesting Tentative Tract Map No. 060359 ("TR 060359") for the subdivision as well as approval of Conditional Use Permit ("CUP") Case No. 03-301-(5) to ensure compliance with the requirements of hillside management and density-controlled development, as well as onsite project grading that exceeds 100,000 cubic yards.

The subject property is located at the northerly terminus of Wistaria Valley Road and Doug Road in the Sand Canyon Zoned District. Access to the subject property is provided by the northerly extension of Wistaria Valley Road. Approximately 348,000 cubic yards of cut and fill grading are proposed to be balanced onsite.

This proposed development is an insist hearing as staff has yet to determine maximum density. Applicant is relying on interpretation of Santa Clarita Valley Area Plan ("Plan") Land Use Policy Map to maximize their dwelling units by adjusting an urban boundary onto the subject property and thereby being able to apply higher density in areas within a ¼ -mile of the urban boundary ("known as the ¼ -mile rule"). Staff strongly disagrees with the applicant's interpretation as it is inconsistent with the Plan's guidelines. Interpretation guidelines within the Plan state that those boundary lines reflect physical features like existing developments and approved permits. The applicant requested an interpretation that extended urban area now within the City of Santa Clarita onto the subject property, which staff believes do not meet Plan guidelines. A determination was issued to the applicant in correspondence dated April 26, 2006 (see attached).

The Mitigated Negative Declaration ("MND") analyzes potentially significant impacts of the project, including Geotechnical, Fire, Water Quality, Air Quality, Biota, Archaeology, Sewage Disposal and Mitigation Compliance, and concludes that the impacts can be mitigated to less than significant with mitigation measures.

**DESCRIPTION OF PROJECT PROPERTY**

Location: The property is located at the northerly terminus of Wistaria Valley Road and

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

**PAGE 2 OF 11**

Doug Road in the Sand Canyon Zoned District in unincorporated Santa Clarita Valley.

Physical Features: The subject property is approximately 82 gross acres in size and comprised of two lots. The property is rectangular in shape with slight to steeply sloping terrain. Sensitive species found on the subject property include semi-desert chaparral, non-native grassland, alluvial fan sage scrub, buckwheat and California sagebrush scrub; San Diego horned lizard, two-striped garter snake, and coastal California gnatcatcher; slender-horned spineflower, San Fernando Valley spineflower, slender mariposa lily, Catalina mariposa lily, Plummer's mariposa lily, and short-joint beaver tail. There is an unnamed seasonal drainage course on the southeast portion of the site.

Access: The property has frontage on Wistaria Valley Road, a 60-foot-wide limited secondary highway as designated on the County Master Plan of Highways which will be extended into the project site. The northwesterly extension of Wistaria Valley Road with a width of 58 feet, will serve as main access for the project. Internal access will be provided by "A" Street, "B" Street and "C" Street, all streets 58 feet wide.

Services: Domestic water service will be provided by the Newhall County Water District. Domestic sewer service will be provided by the Los Angeles County Sanitation District ("Sanitation District") No. 26. The project is within the boundaries of the William S. Hart Union High School District and the Sulphur Springs Elementary School District.

### **ENTITLEMENTS REQUESTED**

Vesting Tentative Tract Map: The applicant requests approval of Vesting TR 060359 to create 50 single-family lots, two public facility lots and three open space lots on approximately 82 gross acres.

Conditional Use Permit: The applicant requests approval of a CUP to ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading that exceeds 100,000 cubic yards.

### **EXISTING ZONING**

Subject Property: The subject property is zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area).

Surrounding Properties: Surrounding zoning is A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) to the north; A-1-10,000 (Light Agricultural – 10,000 Square Foot Minimum Required Lot Area) to the west; and the City of Santa Clarita to the east and south.

**EXISTING LAND USES**

Subject Property: The subject property consists of two unimproved lots.

Surrounding Properties: Surrounding uses are as follows:

North: Undeveloped land;  
East: City of Santa Clarita-single-family residences;  
South: City of Santa Clarita-single-family residences; and  
West: Undeveloped land

**PREVIOUS CASE/ZONING HISTORY**

The current A-2-1 zoning on the subject property became effective on November 23, 1954, following the adoption of Ordinance Number 6584.

Two previous subdivisions were filed on the subject property. The first was filed as Tract Map No. 43147 on July 1, 1985 for 26 single-family lots on the westerly 40 acres of the proposed development; the project was approved but expired on April 20, 2004 without recording. The second was filed as Tract Map No. 50262 on January 18, 1991 for 22 single-family lots on the easterly 42 acres of the proposed development; this was withdrawn on October 27, 1992.

**PROJECT DESCRIPTION**

Vesting TR 060359 and CUP No. 03-301-(5) Exhibit "A," dated June 1, 2005, depict a clustered residential development of 50 single-family lots on approximately 82 gross acres. The residential lots range in size from 6,369 square feet to 19,507 square feet. Graded building pads are depicted to show the extent of development. The project provides 64.56 acres of permanent open space (76 percent) within three open space lots in a natural condition.

Three open space lots (Lots Nos. 53, 54 and 55) cover approximately 76 percent of the project site. Lot No. 53 is 23,111 square feet in size. Lot No. 54 is 48.38 acres in size and includes area in the west half and north half of the project site. Approximately 16 acres in size, Lot No. 63 is located in the east half of the site and includes the steeper hillsides and ridgetops.

The project's main access is the northwesterly extension of Wistaria Valley Road, a limited secondary highway, with "A", "B" and "C" Streets providing internal access. Grading consists of 348,000 cubic yards of cut and fill, to be balanced onsite. Two debris basins are proposed as separate public facility lots.

Proposed street improvements include the alternate street cross-section design on all interior streets. Street lights are required along all interior streets and on the off-site portion of

Wistaria Valley Road from the southerly tract boundary to the existing street. New utilities less than 50 KV are to be underground. Bridge and Thoroughfare ("B&T") fees for the Eastside B&T District are also required prior to final map approval. Sewer improvements include installation and dedication of main line sewers and separate house laterals to each lot as well as installation of an off-site sewer main line. The applicant must also annex into the Sanitation District. Four fire hydrants are required within the development by the Los Angeles County Fire Department ("Fire Department") as a condition of approval.

No trail easements are proposed for this subdivision.

### **SANTA CLARITA VALLEY AREA PLAN CONSISTENCY**

The subject property is currently depicted within the Hillside Management (HM) land use category of the Plan. Based on the applicant's submitted slope density analysis, which provides different densities for the zero to 25 percent, 25 to 50 percent, and over 50 percent slope categories, the subject property yields a maximum of 46 dwelling units. The project proposes 50 dwelling units per the applicant's interpretation of the Plan, which is inconsistent with the density calculations.

The applicant's slope density map and analysis include urban areas no longer under county jurisdiction in the density calculations. The property to the south was once under county jurisdiction and on the County Plan Map was designated Urban 2 (U2). The applicant wishes to interpret the 1,850-foot elevation contour line as the adjusted urban boundary within their slope density map and analysis, creating a portion of the subject property within an urban designation. Staff strongly disagrees with the applicant's interpretation of this 1,850-foot elevation contour line since this doesn't meet the Plan guidelines for such an interpretation. The Plan allows boundary adjustments between urban and non-urban in instances where "existing development, approved development permits, toe of slopes of hillsides or ridgelines" are involved (Plan, pg 56).

The Plan contains many goals and policies that support its goals for orderly development in underutilized urban areas where services and infrastructure exist as well as provision of a wide range of housing and at varying price ranges for households. The proposed project is inconsistent with these goals and policies by providing higher dense development in a non-urban area.

### **Applicable Plan Provisions**

The following are excerpts of selected applicable Plan goals and policies:

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

**PAGE 5 OF 11**

**LAND USE ELEMENT**

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

**COMMUNITY DESIGN ELEMENT**

“Maintain a long-range program for the underground relocation of overhead power distribution facilities, telephone lines and other utility services” (Policy 3.3, Page 21).

**ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT**

“Encourage the clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain where consistent with existing community character” (Policy 1.5, Page 25).

**CONDITIONAL USE PERMIT**

Pursuant to Sections 22.24.150, 22.56.205 and 22.56.215 of the Los Angeles County Code (“County Code”), the applicant has requested a CUP, and submitted an Exhibit “A”, to demonstrate compliance with requirements of the hillside management, density-controlled development and on-site project grading exceeding 100,000 cubic yards.

Approximately 15.8 acres of the subject property contains slopes steeper than 25 percent, and as the project exceeds the low-density threshold of eight dwelling units for a non-urban hillside project, a hillside management CUP is required. As the subject property is located within a non-urban area, a minimum of 70 percent open space is required. The proposed 64.56 acres of open space (76 percent) is located within open space Lot Nos. 53 through 55 mostly in a natural condition.

The applicant also proposes a density-controlled development design, where the lots are clustered along the extension of Wistaria Valley Road of the property rather than spread throughout the project site. The residential lots are smaller than the one-acre minimum lot size required by the zoning; the portions of the subject property that are not developed no longer contain density and are to remain permanent open space; the project’s 76 percent of open space comprises this undeveloped area.

The project proposes approximately 348,000 cubic yards of cut and fill grading to be balanced onsite. A CUP is required for the onsite project grading where more than 100,000 cubic yards of grading is proposed.

In addition to the standard burden of proof required for a CUP, the applicant must also meet the following burden of proof required for:

Hillside Management:

- A. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard; and
- B. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area; and
- C. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan; and
- D. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

**The applicant's Burden of Proof responses are attached.**

**ENVIRONMENTAL DOCUMENTATION**

In accordance with State and County CEQA guidelines, an MND was prepared for the project. The MND concludes that certain potentially significant impacts are less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program.

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

Geotechnical	Water Quality	Biota	Sewage Disposal
Fire	Air Quality	Archaeology	Mitigation Compliance

Detailed information of the mitigation measures is attached, and include such mitigations such as obtaining any necessary permits from the California Regional Water Quality Control Board and the South Coast Air Quality Management District; submitting a fuel modification plan and an irrigation plan; watering exposed construction surfaces and roadways three times per day; and conducting a pre-grading field survey prior to grading permit issuance for review and approval by the County Biologist to ensure impacts to biological resources are avoided or minimized.

### COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the vesting tentative tract and exhibit "A" maps dated June 1, 2005, and recommends the attached conditions.

Comments have also been received from the Sanitation District indicating that annexation and sewer connection fees are required.

### LEGAL NOTIFICATION/COMMUNITY OUTREACH

On June 28, 2006, approximately 167 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in The Signal and La Opinion on July 2, 2006. Project materials, including tentative tract and exhibit "A" maps, land use map and recommended conditions were sent to the Canyon Country Jo Anne Darcy Library on June 28, 2006. A public hearing notice was posted on the subject property fronting Wistaria Valley Road on June 29, 2006. Public hearing materials were also posted on the Department of Regional Planning's website.

### CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At the time of writing, correspondence has been received from an adjoining property owner. The correspondence was received by from a property owner on the southerly boundary of the project site. He was concerned with the proposed development destroying the existing ridgelines. The owner of land just north of the subject property also phoned and inquired about the location of the northwesterly terminus of Wistaria Valley Road and its proximity to her property, and expressed a desire for the road to be extended to the southerly boundary of her parcel.

### STAFF EVALUATION

The proposed development is inconsistent with nonurban hillside management density provisions of the Plan. The subject property is currently depicted within the Hillside Management (HM) land use categories of the Plan. Based on the submitted slope density analysis the subject property yields a maximum of 46 dwelling units. The project proposes 56 dwelling units based on the applicant's interpretation of the Plan, which is inconsistent with staff's determination. The project also does not meet the burden of proof required for the

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

**PAGE 8 OF 11**

CUP for hillside management as it does not meet the requirement of Section 22.56.215. F.1.c of the County Code.

Plan Consistency: Staff feels that the project as currently designed, is inconsistent with the Plan with respect to density. The Plan acknowledges the general nature and scale of the Land Use Policy Map, and allows for interpretations of Land Use Category boundaries based on guidelines. These interpretation guidelines within the Plan state that those boundary lines reflect physical features like existing developments and approved permits.

The applicant requested an interpretation that extended the urban boundary line from area within the City of Santa Clarita onto subject property.

The applicant requested, Specifically, interpretation of the U2 boundary that follows an 1,850-foot elevation contour line, resulting in a portion of the subject property within the urban designation. The project's slope density analysis relies on this interpreted U2 boundary in order to apply other Plan provisions allowing a higher maximum density for non-urban land depicted on the LU Map using the ¼ -mile for a maximum density of 63 dwelling units.

The Plan states:

"In general, most land use policy boundaries are intended to correspond to one or more existing physical features such as streets or highways, existing development, floodplains, or the toe of slope on hillsides. Occasionally boundaries of approved development applications, limits of existing linear service systems, or ridgelines are used... The lines distinguishing existing or proposed urban development from other areas intended for non-urban use reflect, in most instances, a physical feature such as existing development, approved development permits, the toe of slopes of hillsides or ridgelines".

While staff agrees with the applicant's assertion that a southerly mapped urban designation did exist at one time, the land within the designation had been annexed by the City. Thus, that land is no longer within the jurisdiction of the County, no longer subject to the County's Plan, and no longer eligible for interpretation policies.

Even if the urban designation was eligible for interpretation, staff does not agree that the 1,850-foot elevation contour line is an appropriate adjustment of the urban boundary. The Plan states that the urban-non-urban boundary reflects in most instances, "existing development, approved development permits, the toe of slope of hillsides or ridgelines". The applicant's interpretation following this elevation contour line does not reflect adjustment based on any of these physical features.

A determination was issued to the applicant in correspondence dated April 26, 2006.

CUP Burden of Proof: The project also does not meet the burden of proof required for the hillside management CUP as it does not meet the requirement of Section 22.56.215.F.1.c of the County Code, which requires consistency with the objectives and policies of the General Plan which in this case is the local Plan.

### FEES/DEPOSITS

If approved the following shall apply:

#### California Department of Fish and Game:

1. Processing fee of \$1,275.00 associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

#### Department of Regional Planning, Impact Analysis:

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

#### Department of Regional Planning, Zoning Enforcement:

3. Deposit of \$3750.00 to defray the cost of annual site inspection verifying compliance associated with CUP for a term of five years.

### STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

If the Regional Planning Commission agrees with staff's evaluation above, staff recommends that the Commission continue the public hearing to allow the applicant time to redesign the project to more comprehensively address the concerns raised by staff, mainly with respect to recalculation of maximum density using applicable Plan land use categories.

**Suggested Motion:** "I move that the Regional Planning Commission continue the public hearing, and direct the applicant to more comprehensively address the concerns

raised by staff, mainly recalculating the project's maximum density by submitting a revised slope density map and analysis using designated urban areas approved by staff.

OR

"I move that the Regional Planning Commission close the public hearing, and indicate its intent to deny Vesting Tentative Tract Map No. 060359, and Conditional Use Permit Case No. 03-301-(5) due to inconsistency with the Santa Clarita Valley Area Plan.

Attachments:

- Factual
- Draft Conditions
- Conditional Use Permit Burdens of Proof
- Mitigated Negative Declaration, including Mitigation Monitoring Program
- Vesting Tentative Tract Map No. 060359
- Conditional Use Permit Case No. 03-301-(5)
- Exhibit "A"
- Land Use Map
- GIS-NET Map
- Correspondence: Determination of Plan Category Interpretation  
(Dated April 26, 2006)
- Photographs

SMT:REC:rec  
07/27/06



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

James E. Hartl AICP  
Director of Planning

April 26, 2006

Allen Hubsch, President  
Windsor Pacific, LLC  
1441 Huntington Drive #193  
South Pasadena, California 91030

Dear Mr. Hubsch:

**SUBJECT: TENTATIVE TRACT MAP NO. 060359  
DETERMINATION OF PLAN CATEGORY INTERPRETATION**

An interpretation of the Land Use Policy Map of the Santa Clarita Valley Area Plan ("Plan") for your project was submitted by you for staff review. You requested that staff agree with, and approve your interpretation which proposes an adjustment of the Urban 2 ("U2") land use category so that a portion falls within the project boundaries of your Tentative Tract Map No. 060359 ("TR 060359"). After careful review and consultation with other department staff, it has been determined that the requested adjustment does not meet the conditions provided in the Plan for such interpretation, and therefore is hereby not approved.

As you know, Section D of the Plan Elements Chapter discusses interpretations of mapped policy and provides guidelines for such interpretation. The Plan states:

"In general, most land use policy boundaries are intended to correspond to one or more existing physical features such as streets or highways, existing development, floodplains, or the toe of the slope on hillsides. Occasionally boundaries of approved development applications, limits of existing linear service systems, or ridgelines are also used... The lines distinguishing existing or proposed urban development from other areas intended for non-urban use reflect, in most instances, a physical feature such as existing development, approved development permits, the toe of slope of hillsides or ridgelines" (Plan, pages 55-56).

One of the submitted exhibits depicts the U2 land use category south of the property as the existing land use category boundary, which reflected a previous determination associated with a prior subdivision approval. The previous subdivision had since expired without recordation of the map; at that time, the Plan Land Use Policy Map ("LU Map") relied upon was associated with the Plan comprehensive update in 1990 which included circumstances existing at that time. The other exhibit depicts the proposed, interpreted U2 boundary that follows an 1,850-foot elevation contour line, resulting in a portion of the subject property within the urban designation. The project's slope density analysis relies on this interpreted U2 boundary in order to apply other Plan provisions allowing a higher maximum density for non-urban land depicted on the LU Map within 1/4-mile of an urban designation (known as the "1/4-mile rule") for a maximum density of 63 dwelling units. TR 060359, as reflected on your proposed map dated June 1, 2005, proposes 50 single-family lots, two public facility (debris basin) lots and three open space lots on approximately 81.6 acres.

Tentative Tract Map No. 060359  
April 26, 2006  
Page 2

The submitted exhibit depicting existing land use categories incorrectly relies on an urban designation that is not currently reflected on the official Plan LU Map entitled "...Includes Amendments through March 23, 1992". This LU Map reflects administrative updates, including annexations by the City of Santa Clarita ("City") and plan amendments previously adopted by the Los Angeles County Board of Supervisors ("Board"), from the Plan comprehensive update in 1990. After further review of this matter, including consultation with our County Counsel's office, staff has confirmed that these administrative updates do not wholly supersede the Board's previous adoption of the 1990 LU Map, but rather reflect other Board actions for project-specific amendments as well as jurisdictional changes resulting from annexations by the City. Therefore, while the Board did not officially adopt this LU Map, the reflected updates constitute Board changes in Plan policy that do not warrant Board re-adoption of the entire LU Map. The existing categories exhibit, therefore, must rely on the appropriate LU Map where no urban designation exists to the south.

While staff agrees with the applicant's assertion that a southerly mapped urban designation did exist at one time, the land within that designation had been annexed by the City. Thus, that land is no longer within the jurisdiction of the County, is no longer subject to the County's Plan, and is no longer eligible for interpretation policies.

Even if the urban designation was eligible for interpretation, staff does not agree that the 1,850-foot elevation contour line is an appropriate adjustment of the urban boundary. The Plan states that the urban-non-urban boundary reflects in most instances, "existing development, approved development permits, the toe of slope of hillsides or ridgelines" (Plan, page 56). Your proposed interpretation following this elevation contour line does not reflect adjustment based on any of these physical features.

As the interpretation for the U2 designation on the subject property is hereby not approved, a revised slope density analysis is required to determine the maximum density for TR 060359. The subject property, however, is still eligible for the ¼-mile rule for surrounding properties designated urban on the LU Map within County jurisdiction.

Should you any have questions or concerns in the meantime, please feel free to contact me or the Land Divisions Section at (213) 974-6433. Our office hours are Monday through Thursday, 7:30am to 6pm. We are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Acting Director of Planning



Frank Meneses, Administrator  
Current Planning Division

FM:SMT:st



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



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>60359</b>	DRP Map Date:	<b>06/01/2005</b>	SCM Date:		Report Date:	<b>08/04/2005</b>
Park Planning Area #	<b>35D</b>		<b>CANYON COUNTRY</b>			Map Type:	<b>REV. (REV RECD)</b>

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:	<b>0.48</b>
IN-LIEU FEES:	<b>\$65,204</b>

Conditions of the map approval:

The park obligation for this development will be met by:

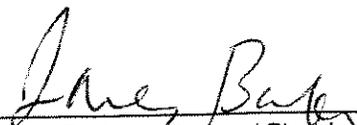
The payment of \$65,204 in-lieu fees.

Trails:

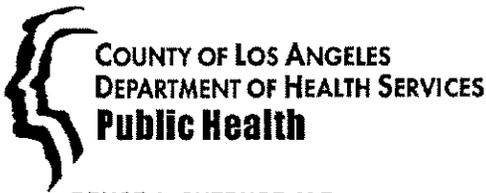
No trails.

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

Supv D 5th  
August 03, 2005 16:36:22  
QMB02F.FRX



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

BOARD OF SUPERVISORS

FRED LEAF  
CHIEF OPERATING OFFICER

Gloria Molina  
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Yvonne Brathwaite Burke  
Second District

**Environmental Health**  
ARTURO AGUIRRE, Director

Zev Yaroslavsky  
Third District

**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](http://www.lapublichealth.org/eh/progs/envirp.htm)

Don Knabe  
Fourth District

Michael D. Antonovich  
Fifth District

March 9, 2006

RFS No. 05-0017214

Tract No. 060359

Vicinity: Sand Canyon

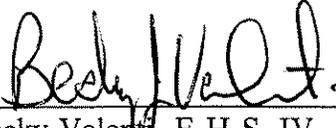
Addendum Letter to Tentative Tract Map Date: June 1, 2005 (3<sup>rd</sup> Revision)

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

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

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

<p>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><b>Archaeology</b></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><b>Sewage Disposal</b></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><b>Mitigation Compliance</b></p> <p>As a means of ensuring compliance of the above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed</p>	<p>Project Applicant and Subsequent Owner(s)</p>	<p>Submittal of annual mitigation compliance report; replenishing mitigation monitoring account</p>	<p>DRP</p>	<p>Annually until such time as all mitigation measures have been implemented and completed</p>

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

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



**\*\*\* 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

00-115/96-044

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

TR 48086

197 residential units, 1 park lot on 225 acres; Approved 12/09/1998

07-009/TR 36943

Surface Mining Permit on 76 acres; Inactive since February 1990

09-555

7 single family lots; Approved 07/02/2002

09-156/TR 47574

174 residential lots; Inactive since October 1996

00-002/47573

68 single family lots, 1 park/open space lot on 43 acres; Approved 04/28/1988

06-258/TR 44344

**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 &amp; 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 Green Date: 2-7-06  
Approved by: Daryl Koutnik 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 &amp; 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 &amp; 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

- |    | No                                  | Maybe                               |   |
|----|-------------------------------------|-------------------------------------|---|
| a. | <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?<br><u>Seasonal drainage course is present on the project site.</u>   |
| b. | <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?  |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site located in or subject to high mudflow conditions?   |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off?<br><u>There is an unnamed seasonal drainage course on the southeast portion of the site.</u>   |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project substantially alter the existing drainage pattern of the site or area?<br><u>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.</u> |
| f. | <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)?<br><i>Project is located in Fire Zone 4 (Los Angeles County General Plan Safety Element: Wildland &amp; 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?<br><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?<br><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?<br><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 identify 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**

	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<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 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"/>	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"/>	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**

	No	Maybe	
1. <input checked="" 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)?
2. <input checked="" 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?
2. <input checked="" 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?
1. <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions? <i>Approximately 348,000 cubic yards are proposed for grading (dust).</i>
2. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
3. <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>
5. <input checked="" 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)?
1. <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?  |
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**MITIGATION MEASURES**

Lot Size

Project Design

**OTHER CONSIDERATIONS**

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**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	
1.	<input checked="" 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?
2.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
3.	<input checked="" 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?
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size       Project Design

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**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? <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)? <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**

	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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

<input type="checkbox"/> MITIGATION MEASURES	<input checked="" type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Project Design <input type="checkbox"/> Traffic Report	<input checked="" type="checkbox"/> 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?

<input checked="" type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No impact
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**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

	<input type="checkbox"/> No	<input type="checkbox"/> Maybe	
a.	<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 &amp; 32 and the Saugus Water Reclamation Plant and Valencia Water Reclamation Plant.</i>
b.	<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"/>	Other factors?

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**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.*

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**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**



No    Maybe

- Could the project create capacity problems at the district level?  
*William S. Hart High School District and Sulphur Springs School District are operating over capacity.*

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- Could the project create capacity problems at individual schools that will serve the project site?  
*Pine Tree Community School; Sierra Vista Junior High School; Canyon High School*

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- Could the project create student transportation problems?  
*It is anticipated that most students will arrive by private vehicles.*

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- Could the project create substantial library impacts due to increased population and demand?  
*Project site will be served by County Library District 1; current shelf space and volume levels are inadequate.*

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- Other factors?

- MITIGATION MEASURES**
- Site Dedication     Government Code Section 65995     **OTHER CONSIDERATIONS**
- Library Facilities Mitigation Fee

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

**CONCLUSION**

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

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

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?  <i>Over 6 miles to Fire Station 107: 18239 W. Soledad Canyon Road, Canyon Country, CA 91351-3521</i>  <i>Approximately 10-11 miles to Santa Clarita Valley Sheriff Station: 23740 Magic Mountain Pkwy., Valencia California 91355</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

- MITIGATION MEASURES
- Fire Mitigation Fee

- OTHER CONSIDERATIONS

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

**CONCLUSION**

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

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

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
1.	<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>
2.	<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>
3.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
1.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
2.	<input checked="" 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)?
E.	<input checked="" 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 1/13/04 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

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**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**

	No	Maybe	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
<input checked="" 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?
<input checked="" 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?
<input checked="" 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?
<input checked="" 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?
<input checked="" 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?
<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 - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
				<i>Project is proposed on undeveloped land; new infrastructure is required.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
				<i>Additional recreation facilities/parks may be required in the future.</i>
f.	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

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

**CONCLUSION**

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

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

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

**SETTING/IMPACTS**

No      Maybe

- a.   Could the project cumulatively exceed official regional or local population projections?

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- b.   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)?  
*Project is proposed on undeveloped land; new infrastructure is required.*

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- c.   Could the project displace existing housing, especially affordable housing?

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- d.   Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

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- e.   Could the project require new or expanded recreational facilities for future residents?  
*Additional recreation facilities/parks may be required in the future.*

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- f.   Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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- g.   Other factors?

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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.

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**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:

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

### CONCLUSION

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

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

**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.

- 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.

**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.

- 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.

**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.

- 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**

**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. 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.

**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.

#### **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.

**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.

**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.

- 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.

- 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.

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

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 <sup>-HW</sup> 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

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 Yoshinori Morisaku



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

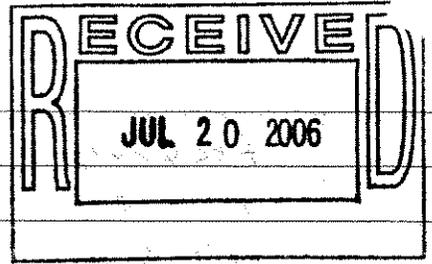
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

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.

- (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. Note that the annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
  - d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
  - e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- 18. Remove the temporary turnaround on Wistaria Valley Road and construct off-site curb, gutter, base, pavement, sidewalk, install street trees, and install street lights from the southerly tract boundary of the subdivision to join the existing Wistaria Valley Road to the satisfaction of Public Works and the City of Santa Clarita.
  - 19. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction 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. 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.



Mr. Ramon Cordova

TO: Los Angeles Department of Regional Planning  
Hall of Records (3<sup>rd</sup> floor)  
320 West Temple Street  
Los Angeles CA 90012

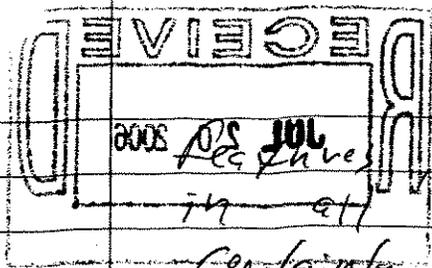
FROM: Harry Schubert  
29851 Granddunes Road  
Canyon Country CA 91357

RE: Vesting Tract Map No 060359  
Conditional Use Permit No 03-301-(5)

Dear Mr. Cordova,

I was very discouraged to learn that the planning commission is being asked to approve a draft negative declaration regarding the above named land development. I urge you and the commission to reconsider this proposal and to order an Environmental Impact Report.

The Canyon + hillside in question is a pristine section of the Canyon Country "Badlands" and should not be developed. Hillsides and cliffs are very steep and present a striking and unique natural wonder which is very unusual for the area and serves as a landmark area for Canyon Country. Too much of these "badland" areas have already been destroyed with seeming reckless abandon. It's as if the Planning Commission + Planning Department are not at all aware that these are unique



not only in Canyon Country, but  
of the Los Angeles County area...  
certainly in the North County Area. These  
cliffs are as wonderful as Pinnacles  
Rocks but the county continues to  
allow development to encroach on them.

Additionally this particular Canyon, which I  
have hiked many times is home to  
snakes, coyotes, owls + other wildlife.  
It provides a natural protected  
shelter where animals have found refuge  
for perhaps thousands of years. Certainly  
animals have found a safe haven  
there since recent development has  
encroached on other places they once lived.  
Mr. Cordova, we have heard many coyotes  
barking at night at certain times of the  
year, indicating there are families of  
animals living safely there. When hiking  
one can find much evidence of coyotes +  
owls, as well as other wildlife there.

Mr. Cordova, I am not an environmental expert,  
but it's clear that these hillsides + cliffs,  
as well as wildlife should not be routinely  
destroyed without an EIR to at least consider  
the ramifications. It seems impossible that  
this development could conform to hillside  
management ordinances or the Santa Clara  
Valley General Plan or to the spirit of  
the people's desire to preserve ridge/tops  
cliffs, hillsides, and natural landmarks in the  
Santa Clara + Canyon Country Area.

Mr Cordova please, I urge you to take a second and 'very careful' look at the Canyon Country Bedland Area. Take a drive to these canyons and to this development. Take a walk into this canyon. It is beautiful, the area is unique + it is in 'danger of being bulldozed into oblivion. That is not good planning. That is horrible planning. Please take responsibility for ending the destruction of the Canyon Country "Bedlands". Please do not recommend the adoption of a mitigated negative declaration as the destruction of these cliffs cannot be mitigated, nor can the destruction of this wildlife habitat + corridor.

Unfortunately, I will be unable to attend the planning commission meeting on August 2nd, as I will be out of town. I sincerely hope this letter will suffice to communicate my opinion and carry the same weight as if I were to attend the meeting. I would make every effort to be there if I were not out of town at the time.

Thank you for your attention to this matter. I will be back in town after August 6th and would be happy to answer any questions you may have at 661-714-2549. In the meantime, I hope you get a chance to see the area for yourself and take a second look.

Sincerely,

Harry Schellert  
Canyon Country CA