



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Jon Sanabria  
Acting Director of Planning

December 3, 2009

TO: Leslie G. Bellamy, Chair  
Wayne Rew, Vice Chair  
Esther L. Valadez, Commissioner  
Harold V. Helsley, Commissioner  
Pat Modugno, Commissioner

FROM: Susan Tae, Supervising Regional Planner *ST*  
Land Divisions Section

**SUBJECT: PROJECT NO. 04-075-(5) "Skyline Ranch"**  
**GENERAL PLAN AMENDMENT CASE NO. 200900009**  
**VESTING TENTATIVE TRACT MAP NO. 060922**  
**CONDITIONAL USE PERMIT CASE NO. 04-075**  
**CONDITIONAL USE PERMIT CASE NO. 200900121**  
**OAK TREE PERMIT CASE NO. 200700021**  
**HIGHWAY REALIGNMENT CASE NO. 200900001**

**December 16, 2009; AGENDA ITEM NO. 6 a, b, c, d, e, f, g**

**PROJECT BACKGROUND**

The project, known as Skyline Ranch, proposes a clustered residential development of 1,260 single-family residential lots as well as a 12-acre public park, nine private parks, an 11.6-acre elementary school lot, 25 open space lots and additional public facility (debris basin and booster pump station) lots on 2,173 gross acres. The project includes Class II bike lanes within Skyline Ranch Road as well as network of privately-maintained paseos and trails and one public trail.

The project was originally filed with a vesting tentative tract map for the subdivision along with a Conditional Use Permit ("CUP") for onsite grading, urban and nonurban hillside management, density-controlled development and for a temporary materials processing facility proposed onsite during construction within the project site. The project also includes an oak tree permit for the removal of one oak tree (nonheritage), and a highway realignment for Whites Canyon Road to be realigned through the project site as Skyline Ranch Road.

A Draft Environmental Impact Report ("EIR") has been prepared pursuant to California Environmental Quality Act (CEQA) reporting requirements. Impacts to Visual Quality,

Cumulative Traffic, Noise, Air Quality, Solid Waste Disposal, Law Enforcement Services and Global Climate Change were identified as significant impacts that cannot be mitigated to less than significant with project mitigation measures. The Draft EIR was circulated, and the formal public comment period as noticed, ended on September 10, 2009.

### **SEPTEMBER 16, 2009 INSIST PUBLIC HEARING**

Your Commission held an insist public hearing on September 16, 2009 regarding this project. It was considered an insist hearing as there were still remaining technical holds from Los Angeles County Subdivision Committee ("Subdivision Committee") at the time of the public hearing.

Staff made a presentation on the project, describing the remaining technical holds and project issues to be resolved (further described below) and recommended a continuance to date certain. The applicant made a brief presentation, concurring with staff's recommendation for a continuance.

Six persons testified during the September 16, 2009 public hearing, including representatives from the City of Santa Clarita ("City"), SCOPE, Santa Monica Mountains Conservancy ("SMMC"), and Sulphur Springs School District. Comments included requests for an additional turn lane into the project site from Sierra Highway, a Class I bike lane on Skyline Ranch Road, specific improvements on the offsite portion of Skyline Ranch Road west of the project, and for the comment period on the Draft EIR to be extended; offsite mitigation for sewer and stormdrain connections through the City; issues with air quality, traffic, sewer, water; and the superiority of Alternative B in the Draft EIR. Testimony was also given indicating that the open space should go to SMMC or Mountains Restoration Conservation Authority if not Los Angeles County Departments of Parks and Recreation ("Parks and Recreation"), and the Draft EIR's lack of discussion regarding funding for trails signage and staff.

The applicant indicated during their rebuttal that the project has City support and County staff is not requesting any design changes. While they felt that some of the issues staff raised were not in fact issues, they supported the continuance and had heard the concerns raised during testimony.

During the September 16, 2009 hearing, your Commission discussed that since the One Valley One Vision ("OVOV") Plan, that will update the Santa Clarita Valley Area Plan, is considering an amendment to the Master Plan of Highways, that continuing this project to after OVOV's first hearing would provide further information. The continuance would also help ensure that all project issues are resolved with staff. The Commission discussed that it was important to hear from the officials and concerns expressed during testimony, and that walkability is important to address in this community. By vote of 4-0-1 (Valadez absent), your Commission continued the public hearing to December 16,

2009.

### **PROJECT ISSUES/TECHNICAL HOLDS**

The staff analysis for the September 16, 2009 insist hearing identified the following issues and technical holds. Staff has been working with the applicant to resolve these issues, and updated status is provided below.

#### **Subdivision Committee**

The tentative and Exhibit "A" maps dated October 22, 2009, were reviewed by the Subdivision Committee on November 30, 2009, and as of time of writing, holds still remain. Information still required by Los Angeles County Department of Public Works ("Public Works") include:

- a. Proof of off-site easements/rights of way for construction of Skyline Ranch Road to the satisfaction of Public Works.
- b. Public Works' approval of proposed booster pump stations.

The reports and draft conditions from Subdivision Committee are attached.

#### **General Plan Amendment**

A General Plan Amendment was required to amend the Master Plan of Highways to delete Cruzan Mesa Road (Limited Secondary Highway), and redesignate Whites Canyon Road from a Major Highway to a Secondary Highway to be renamed as Skyline Ranch Road. Through processing, it was originally intended that these changes would be incorporated through the Los Angeles Countywide General Plan ("General Plan") update and later through OVOV. Given that this project will likely be moving forward before the General Plan and OVOV, a separate plan amendment is required.

The applicant filed the required General Plan Amendment on October 22, 2009, and submitted the required exhibit and burden of proof (attached).

#### **Highway Realignment**

A highway realignment was filed to realign Whites Canyon Road, to be renamed Skyline Ranch Road, through the project site from Whites Canyon Road/Plum Canyon Road to Sierra Highway.

The Interdepartmental Engineering Committee ("IEC"), composed of Regional Planning and Public Works, has not yet formally reviewed the realignment. An IEC meeting, which would include noticing to those property owners affected by the realignment, is still required before your Commission takes final action.

Updated Conditional Use Permits

A separate CUP was required to authorize the offsite grading and construction of Skyline Ranch Road from its western project boundary to Whites Canyon Road/Plum Canyon Road. The offsite construction would require 535,000 cubic yards of cut and 37,000 cubic yards of fill, which exceeds the threshold of 1,000 cubic yards for a solid fill project (depicted in detail on Sheet 6 of 8 of the tentative map and Exhibit "A"). The project grading total amount of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill, including this offsite amount, will be balanced between the two properties. A separate CUP was required as the project CUP cannot include this offsite work due to work being outside the project boundary and under separate ownership. An additional CUP was filed on October 22, 2009 and a burden of proof has been submitted (attached).

The project CUP was also required to be updated to reflect the temporary materials processing facility, proposed for use during development of the project site. Once grading is complete, the site would continue as a public facility basin for the development. Updated burdens of proof reflecting the temporary materials processing facility have also been submitted (attached).

Onsite Filming Activity

The previous staff analysis described a potential issue with filming activity on 166 acres within open space Lot No. 1293 (1,409 acres). The concerns related to whether the onsite filming activity, which is proposed to continue, is required to be included in the project CUP.

After further research, including consultation with County Counsel, it has been determined that the filming activity, in the manner they are proposing, is not required to have a CUP and be included as part of the project. The onsite filming activity is not permanent, and provisions already exist to regulate when and how often filming can occur within Los Angeles County. All future filming activities therefore, will be required to comply with those procedures for temporary filming. Should any filming activity in the future be done in a manner that requires a CUP, one will still be required before such filming could occur.

Other

- There was also previous discussion in the staff analysis regarding potential concerns with 21.6 acres of mitigation area, required by the Army Corps of Engineers as part of adjacent Tract Map No. 46018 ("TR 46018"), within the project boundary.

After further consultation with this applicant as well as the applicant for TR 46018, there are no concerns with the mitigation area located within the subject property. The 21.6 acres is within open space Lot No. 1293, and proposed to remain natural.

- An updated oak tree permit burden of proof was previously required; the applicant has submitted an updated burden along with additional information (attached).

**STAFF EVALUATION**

There are several features of the project that warrant further discussion at this time.

Roads

- Modified Cross-sections:

- **Skyline Ranch Road**, a proposed Secondary Highway providing primary access to and through the project site, is proposed with modified street cross-sections. The applicant has also been working with the City, and the City has requested alternative cross-sections. While the County is currently not recommending approval of the City's proposed cross-sections, the applicant, City and County are continuing to coordinate on whether consensus on one preferred design can be achieved. The following are the County and City cross-sections currently depicted on the tentative map dated October 22, 2009.

Northern portion of Skyline Ranch Road, from offsite within TR 46018 to the Public Park site (County - 82' ROW, City - 84' ROW)

	County	City
<b>Interim*</b>		
Travel Lanes (total)	2	N/A
Bike Lane	Class II	N/A
Landscaped Median**	29' total	N/A
Parkway**	6' (sidewalk only)	N/A
<b>Full Improvement</b>		
Travel Lanes (total)	4	2 with 5' buffer
Bike Lane	Class II	Class II
Landscaped Median**	14'	12'
Parkway**	6' (6' sidewalk only)	13.5' (5' landscaping, 8.5' multipurpose trail/paseo)

ROW = right-of-way

\* While this cross-section is labeled Interim, this improvement will be constructed first and is intended to remain as long as the traffic counts do not warrant construction to full improvements. Full improvement will mean the removal of a portion of the landscaping in the median to allow an additional travel lane in each direction.

\*\* Landscaping is proposed to be maintained by a Landscape Maintenance District.

Note: Any retaining walls necessary along the street would be set back a minimum distance of two feet from the ROW.

Southern portion of Skyline Ranch Road, from the Public Park site to Sierra Highway  
 (County, City – 94’ ROW)

	County	City
<b>Interim*</b>		
Travel Lanes (total)	2	N/A
Bike Lane	Class II	N/A
Landscaped Median**	33’ total	N/A
Parkway**	10’ (5’ meandering sidewalk)	N/A
<b>Full Improvement</b>		
Travel Lanes (total)	4	2 with buffer
Bike Lane	Class II	Class II
Landscaped Median**	14’ total	12’ total
Parkway**	10’ (5’ meandering sidewalk)	17’ (8.5’ landscaping, 8.5’ multipurpose trail/paseo)

ROW = right-of-way

\* While this cross-section is labeled Interim, this improvement will be constructed first and is intended to remain as long as the traffic counts do not warrant construction to full improvements. Full improvement will mean the removal of a portion of the landscaping in the median to allow an additional travel lane in each direction.

\*\* Landscaping is proposed to be maintained by a Landscape Maintenance District.

Note: Any retaining walls necessary along the street would be set back a minimum distance of two feet from the ROW.

Skyline Ranch Road at the pedestrian bridge (County – 88’ ROW, City – 85’ ROW)

	County	City
<b>Full Improvement</b>		
Travel Lanes (total)	4	4
Bike Lane	Class II	N/A
Median	4’	4’
Parkway	N/E: 7’ (7’ sidewalk) S/W: 7’ (7’ sidewalk)	N/E: 16’ (16’ multipurpose trail/paseo) S/W: 7’ (7’ sidewalk)

ROW = right-of-way

Note: Any retaining walls necessary along the street would be set back a minimum distance of two feet from the ROW.

- **North Main Street and South Main Street** are proposed loop streets that provide street connection between Skyline Ranch Road and the local residential streets from where homes take direct access. The County and City also have different preferred cross-sections for these streets.

North Main Street and South Main Street (County, City – 70' ROW)

	County	City
Full Improvement		
Travel Lanes (total)	2	2
Bike Lane	Class II	N/A
Median	N/A	N/A
Parkway*	15' (7' landscaping, 8' sidewalk)	18' (6' landscaping, 12' multipurpose trail/paseo)

ROW = right-of-way

\* Landscaping is proposed to be maintained by a Landscape Maintenance District.

Note: Any retaining walls necessary along the street would be set back a minimum distance of two feet from the ROW.

- **Alternate Cross-section:** The local streets proposing to provide direct access to the single-family lots, are proposed with the alternate cross-section. The alternate cross-section is designed so the sidewalk is immediately adjacent to the travel lanes, and the parkway is adjacent to the front yards of the single-family lots. The alternate cross-section allows for the six-foot landscaping to be included within the net area of the single-family lots, and the front yard setback is measured including six feet of right-of-way (“ROW”). The alternate cross-section is permitted where the advisory agency finds that the use of such alternate cross-section would be in keeping with the design and improvement of adjoining highways or streets per Section 21.24.090.A of the Los Angeles County Code (“County Code”).

In the past, the alternate cross-section was generally permitted with little concern. However, in recent years staff has been more carefully evaluating requests for the alternate cross-section as it differs from the standard neighborhood design; reduces walkability by forcing pedestrians so close to the street to navigate street furniture, utility equipment and other encroachments within the ROW; and when more effectively regulating American Disabilities Act (“ADA”) requirements, requires additional paving as the sidewalk narrows and shifts at each driveway apron. Where driveways are located, both the sidewalk and landscaped parkway is reduced from six feet to four feet (see sample attached).

For this project, major thoroughfares are designed with the sidewalk away from the travel lanes, and additional paseos provide connectivity throughout the developed area. Staff is consulting with Public Works on its recommendation for the alternate

cross-section. The applicant in the meantime, is preparing additional justification and will be forwarded when available.

### Open Space

The project proposes approximately 1,770 acres of open space composed of natural open space, landscaped manufactured slopes, and parks and trails. The largest open space area, proposed as Lot No. 1293, is approximately 1,490 acres and will be dedicated to the County under Parks and Recreation.

Staff is recommending a condition to allow the creation of additional open space lots as currently, some manufactured slopes are shown within the same lot as the natural open space. By creating separate lots, this maximizes the amount of open space that can be dedicated to a public agency.

All manufactured slopes are proposed to be maintained by either a Landscape Maintenance District ("LMD") or a homeowners association ("HOA").

### Trails

- **Public:** The Mint Canyon Trail is a proposed public trail within the project site. It is located north of the developed area within open space Lot No. 1293. A proposed staging area is generally noted near Vasquez Canyon Road at the northern property boundary (detail on Sheet 5 of 8). As Lot No. 1293 will be dedicated to the County, future construction of the staging area will be coordinated through Parks and Recreation. While the grading and construction is not depicted on the tentative map, the applicant will also be improving a portion of the trail near Vasquez Canyon Road.
- **Private:** Many existing dirt trails already exist within the project site; these are proposed to remain as private trails with maintenance by the HOA (see Sheet 8 of 8). These private trails include several lookout points, and connect to paseos and sidewalks within the developed area.

### Phasing of Development

The project requests the filing of multiple final maps in the phasing of the project. The first phase to record is approximately 1,325 acres of open space Lot No. 1293. The offsite portion of Skyline Ranch Road (DS-1 as shown on Sheet 8 of 8) as well as onsite portion to the first roundabout intersection of Skyline Ranch Road and Main Street South/Main Street North, is also proposed to record before the first recordation of any single-family lots. The public park lot will record with the first recordation of single-family lots within the -02 unit map. The school site will record as part of the -08 unit map.

### Walkability

The project features a number of paseos and private trails that enhance walkability within the project (see Sheet 8 of 8). Paseos were designed to provide access from

more remote cul-de-sacs, and provide connections to private parks as well as sidewalks along Skyline Ranch Road and loop North Main and South Main Streets.

The pedestrian bridge over Skyline Ranch Road near the school site, is now proposed as part of the project rather than an optional feature. Stairs provide a direct connection from paseos northeast of bridge while the southwest connection and a longer paseo/sidewalk connection provide all-accessible access to the bridge.

#### Flag Lots

Four flag lots are proposed within the project (Lot Nos. 20, 499, 502, and 539). Flag lots are permitted by Section 21.24.320 of the County Code where it is justified by topographic conditions, the size and shape of the division of land, or where the design is not in conflict with the pattern of neighborhood development.

The applicant has submitted additional justification for the flag lot request (attached).

#### Oak Tree Permit

Updated information has been received from the applicant and was forwarded to the Los Angeles County Forester/Fire Warden ("Forester") on October 13, 2009. Updated recommended conditions have not yet been received from the Forester for the one nonheritage oak tree removal, and would be required for staff to provide draft conditions before your Commission takes final action.

#### Future monumentation

The tentative map depicts six areas where future monumentation is proposed. Of the six areas, four are proposed within the County with one area within the project and three areas within TR 46018. These signs are required to comply with County requirements for community identification signs prior to installation. Two monumentation signs are proposed near Sierra Highway within the City, and will be reviewed by the City in compliance with their requirements.

#### Green Building Program applicability

The subdivision application is exempt from the Low Impact Development ("LID") ordinance. As a vesting tentative map, any future construction within the vesting time limits set by the Subdivision Map Act, would also be exempt from LID. The project is required to comply with the Green Building ordinance and Drought Tolerant Landscaping ordinance prior to building permit issuance.

#### Additional Noticing

As the project has added two entitlements to the project scope, the General Plan Amendment and the additional CUP for offsite Skyline Ranch Road, the project was renoticed and advertised prior to the December 16, 2009 public hearing. Notices were mailed to all property owners within 1,000 feet of the project and those on the courtesy mailing list on November 12, 2009. The notice was also advertised in The Signal

Newspaper on November 13, 2009 and La Opinion newspapers on November 14, 2009, and posted on the subject property on November 12, 2009

Additional Analysis for the EIR

During the September 16, 2009 public hearing, concerns regarding water availability were raised. The applicant has indicated to staff that they intend to address these concerns within the Final EIR document.

**RECOMMENDATION**

Based on the issues that remain outstanding, including full Subdivision Committee clearance and recommendations from IEC and the Forester, staff is recommending a continuance to a date certain. For the next continued hearing, staff will also be preparing the Final EIR with Findings of Fact and Statement of Overriding Considerations, and draft findings and conditions for approval for your Commission's consideration.

**Recommended Motion:** I move that the Regional Planning Commission continue the public hearing to a date certain in order for the final technical clearances on the subdivision to be received; for the Interdepartmental Engineering Committee to meet and forward its recommendation to this body; and for the preparation of the Final Environmental Impact Report with Findings of Fact and Statement of Overriding Considerations, and draft findings and conditions for the project.

SMT:st

12/3/2009

Attachment: Vesting Tentative Tract Map and Exhibit "A" dated October 22, 2009  
General Plan Amendment Exhibit  
Draft subdivision conditions  
Draft CUPs conditions  
General Plan Amendment burden of proof  
Updated CUPs burdens of proof  
Updated Oak Tree Permit burden of proof and additional information  
Flag Lot burden of proof  
Sample Alternate Cross-Section exhibit with driveway

**DRAFT CONDITIONS:**

1. This grant authorizes the use of the subject property in urban and non-urban hillside area for 1,260 single-family residential lots, density-controlled development to cluster the lots on the southern portion of the project site with reduced lot size to 6,048 to 23,950 net square feet, and on-site grading over 100,000 cubic yards within the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) and A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area) zones as depicted on the approved exhibit map marked Exhibit "A" (dated October 22, 2009) or an approved revised Exhibit "A", subject to the following conditions of approval.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until the required fees have been paid pursuant to Condition Nos. 7 and 54. Condition Nos. 7, 9, 10 and 11 shall be effective immediately upon final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant and shall include successor in interest.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

7. Within three (3) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,843.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
8. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement of efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall fully cooperate in the defense.
10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purposes of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922 ("TR 060922"). In the event that TR 060922 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended tentative tract map approved for Vesting Tentative Tract Map No. 060922 may, at the discretion of the Director of Regional Planning ("Director of Planning"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
14. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.
15. The permittee shall provide a current and valid water availability letter to the satisfaction of the Director of Planning at the time of final map recordation, the issuance of grading permits, and the issuance of building permits for the approved development.
16. The permittee shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval. The CC&Rs shall include all of the project conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without prior approval from the Director of Planning.

17. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 04-075.
18. The permittee shall provide a minimum of 2,151.65 acres or 82.9 percent open space, which includes natural undisturbed areas; graded slopes; public and private parks (1.2 acres of the public park will be covered by structures); and trails.
19. The permittee shall dedicate open space Lot Nos. 1272 through 1296 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
20. The permittee shall dedicate to the County of Los Angeles the right to prohibit development, including construction of any structures and grading, on the open space areas as depicted on the Exhibit "A" as open space Lot Nos. 1272 through 1296.
21. The permittee shall provide for the ownership and maintenance of private Nos. 1263 through 1271 by a homeowners' association to the satisfaction of Regional Planning.
22. The permittee shall dedicate to the County of Los Angeles the right to prohibit construction of any residential structures on the school site depicted on the Exhibit "A" as Lot No. 1261, and on the open space areas depicted on the Exhibit "A" as public park Lot No. 1262 and open space Lot Nos. 1263 through 1271.
23. This project is approved as density-controlled development, as shown on the approved vesting tentative map, in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1, A-1 and A-1-10,000 in accordance with Section 22.56.205 of the County Code.
24. All commonly owned areas within the density-controlled development, shall be permanently reserved as open space. Such reservation shall be by establishment of a homeowners association, maintenance district or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly owned areas.
25. As a means to further ensure the permanent reservation of commonly owned areas, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development. Such undivided interest shall include either an undivided interest in the commonly owned areas or a share in

the corporation or voting membership in an association owning the commonly owned areas.

26. All dwelling units within the density-controlled development shall be single-family residences.
27. No grading permit shall be issued prior the recordation of a final map, unless the Director of Planning determines that the proposed grading conforms to the conditions of this grant and the conditions of Tentative Tract Map No 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
28. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director of Planning as a revised Exhibit "A", indicating that the proposed grading and/or construction:
  - a. complies with the conditions of this grant and the standards of the zone;
  - b. is compatible with hillside and SEA resources; and
  - c. complies with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
29. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of any building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Planning, as a revised Exhibit "A," to ensure compliance.
30. A minimum of two covered automobile parking spaces for each single-family residential lot shall be provided and continuously maintained and developed to the specifications listed in Section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicle parking only and shall not be used for storage, automobile repair, or any other unauthorized use.
31. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
32. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").

33. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
34. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m., and Saturday between the hours of 8:00 a.m. and 5:00 p.m. Sunday or holiday operations are prohibited. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.
35. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
36. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.
37. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
38. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
39. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
40. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
41. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

42. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
43. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the ordinances and County Building and Plumbing Codes.
44. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
45. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
46. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
47. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
48. The permittee shall comply with the Standard Urban Storm water Mitigation Plan requirements to the satisfaction of Public Works.
49. During construction, all large-size truck trips shall be limited to off-peak commute periods.
50. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
51. All graded slopes (cut and fill) shall be revegetated in compliance with the Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director of Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering

facilities shall consist of a permanent water-efficient irrigation system, such as “bubblers” or drip irrigation, and shall use reclaimed water.

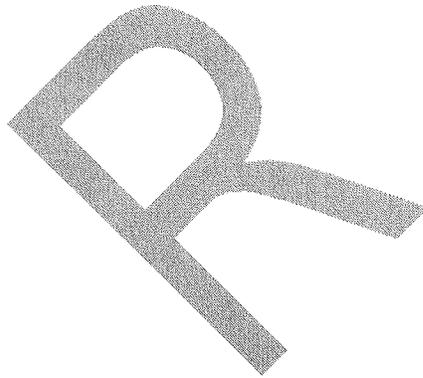
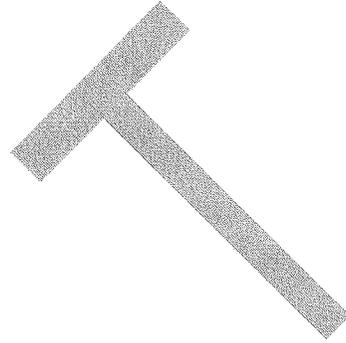
In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden (“Forester and Fire Warden”). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

The landscaping plan must show that landscaped areas shall contain minimum 75 percent locally indigenous species, including trees, shrubs and ground covering. However, if the permittee demonstrates to the satisfaction of the Director of Planning that compliance with this requirement is not possible due to County fire safety requirements, then the Director of Planning may determine that a lower percentage of such planting shall be required. In those areas where the Director of Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director of Planning and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

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

52. The permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures in the Mitigation Monitoring Program (“MMP”), and attach the MMP to the document to be recorded. Prior to recordation, the permittee shall submit a copy of the draft covenant to the Director of Planning for review and approval.
53. The environmental mitigation measures set forth in the “Project Mitigation Measures Due to Environmental Evaluation” section of the Environmental Impact Report for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of Planning for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the subdivider’s compliance with the required mitigation measures

54. Within 30 days of approval of this grant, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.





**DRAFT CONDITIONS:**

1. This grant authorizes the use of the subject property for a solid fill project, consisting of approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill, associated with the construction of Skyline Ranch Road, within the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and RPD-6,000-7.5 U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 7.5 Dwelling Units per Acre) zones as depicted on the approved exhibit map marked Exhibit "A" (dated October 22, 2009) or an approved revised Exhibit "A", subject to the following conditions of approval.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until the required fees have been paid pursuant to Condition Nos. 7 and 37. Condition Nos. 7, 9, 10 and 11 shall be effective immediately upon final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant and shall include successor in interest.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. Within three (3) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing

and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2843.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

8. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement of efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall fully cooperate in the defense.
10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purposes of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922 ("TR 060922"). In the event that TR 060922 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended tentative tract map approved for Vesting Tentative Tract Map No. 060922 may, at the discretion of the Director of Regional Planning ("Director of Planning"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
14. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.
15. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 060922.
16. No grading permit shall be issued prior the recordation of a final map, unless the Director of Planning determines that the proposed grading conforms to the conditions of this grant and the conditions of Tentative Tract Map No 060922, Conditional Use Permit Case No. 04-075 and Oak Tree Permit Case No. 200700021.
17. Prior to the issuance of any grading permit, site plans covering the development shall be submitted to and approved by the Director of Planning as a revised Exhibit "A", indicating that the proposed grading and/or construction:

- a. complies with the conditions of this grant and the standards of the zone;  
and
  - b. is compatible with hillside and SEA resources.
18. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
  19. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
  20. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
  21. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m., and Saturday between the hours of 8:00 a.m. and 5:00 p.m. Sunday or holiday operations are prohibited. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.
  22. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
  23. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.
  24. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
  25. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
  26. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.

27. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
28. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the ordinances and County Building and Plumbing Codes.
29. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Los Angeles County Department of Public Health ("Public Health"). If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
30. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
31. The permittee shall comply with the Standard Urban Storm water Mitigation Plan requirements to the satisfaction of Public Works.
32. During construction, all large-size truck trips shall be limited to off-peak commute periods.
33. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
34. All graded slopes (cut and fill) shall be revegetated in compliance with the Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director of Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, and shall use reclaimed water.

In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"). Their review will include an evaluation of the balance of structural diversity (e.g.

trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

The landscaping plan must show that landscaped areas shall contain minimum 75 percent locally indigenous species, including trees, shrubs and ground covering. However, if the permittee demonstrates to the satisfaction of the Director of Planning that compliance with this requirement is not possible due to County fire safety requirements, then the Director of Planning may determine that a lower percentage of such planting shall be required. In those areas where the Director of Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director of Planning and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

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

35. The permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures in the Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation, the permittee shall submit a copy of the draft covenant to the Director of Planning for review and approval.
36. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Environmental Impact Report for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director of Planning for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the subdivider's compliance with the required mitigation measures
37. Within 30 days of approval of this grant, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.

**DRAFT CONDITIONS:**

1. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). Also, conform to the requirements of Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700121, Highway Realignment Case No. 200900001 and the Mitigation Monitoring Program.
2. All future development must comply with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
3. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 200900009 by the Los Angeles County Board of Supervisors.
4. Except as otherwise specified in Condition No. 5 and by Conditional Use Permit Case No. 04-075, conform to the applicable requirements of the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-1 (Light Agricultural - 5,000 Square Feet Minimum Lot Size), A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area), and A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area) zones.
5. In accordance with Conditional Use Permit Case No. 04-075, this land division is approved as a density-controlled development in a nonurban and urban hillside management area, in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1, A-1 and A-1-10,000 zone, as shown on the approved tentative map. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-1, A-1 and A-1-10,000 zones as applicable.
6. The subdivider or successor in interest shall submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") and any covenants or maintenance agreements as proposed, to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval. The CC&Rs shall include all of the project conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without prior approval from the Director of Regional Planning ("Director").

7. The subdivider or successor in interest shall submit evidence that the conditions of the associated Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700121 have been recorded.
8. The subdivider or successor in interest shall provide a current and valid water availability letter to the satisfaction of the Director at the time of final map recordation, the issuance of grading permits, and the issuance of building permits for the approved development.
9. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
10. The subdivision shall provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of street frontage, including Lot No. 73 at the property line for all other lots, except for flag Lot Nos. 20, 499, 502 and 539. The subdivision shall provide approximately radial lot lines for each lot.
11. The subdivider or successor in interest shall construct or bond with the Department of Public Works for driveway paving on flag Lot Nos. 20, 499, 502 and 539 with a minimum width of:
  - a. 15 feet in width where the driveway is less than 150 feet in length and serves 1 lot; and
  - b. 20 feet in width where the driveway for any single lot exceeds 150 feet in length, and for dual access strips, and
  - c. 20 feet where the common driveway serves two lots.
12. The subdivider or successor in interest shall show all streets within the project site as dedicated streets on the final map.
13. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Los Angeles County Subdivision Committee ("Subdivision Committee"). Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit Case No. 04-075. Prior to approval of each final unit map, the subdivider or successor in interest shall submit the following:
  - a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and
  - b. A summary sheet indicating the number and type of all lots shown, including open space breakdown by phase, acreage, type and percentage, on the current and previous final maps.

14. The subdivider or successor in interest shall submit, to the satisfaction of Los Angeles County Subdivision Committee, an updated phasing map depicting access to all phases of the project and the open space acreage within each phase, prior to recordation of each phase of the final map.
15. The subdivider or successor in interest shall number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of Regional Planning.
16. Permission is granted to create additional open space lots, including open space lots that separate manufactured slopes from natural open space, to the satisfaction of Regional Planning.
17. The subdivider or successor in interest shall provide for the ownership and maintenance of private park Lot Nos. 1263 through 1271 by a homeowners' association to the satisfaction of Regional Planning.
18. The subdivider or successor in interest shall dedicate to the County of Los Angeles on the final map, the right to prohibit construction of any residential structures on the school site depicted on the vesting tentative map as Lot No. 1261, and on the open space areas depicted on the vesting tentative map as public park Lot No. 1262 and open space Lot Nos. 1263 through 1271, and shall record "Open Space-Building Restriction Area" over those lots identified herein on the final map.
19. The subdivider or successor in interest shall dedicate open space Lot Nos. 1272 through 1296 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
20. The subdivider or successor in interest shall dedicate to the County of Los Angeles on the final map, the right to prohibit development, including construction of any structures and grading, on the open space areas as depicted on the vesting tentative map as open space Lot Nos. 1272 through 1296, and shall record "Open Space-Development Restriction Area" over those open space lots identified herein on the final map.
21. Permission is granted to phase grading to the satisfaction of Los Angeles County Department of Public Works ("Public Works") and Regional Planning.
22. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.

23. The subdivider or successor in interest shall provide slope planting and an irrigation system in accordance with the Grading Ordinance and the Drought Tolerant Landscape Ordinance. The subdivider or successor in interest shall include conditions in the tract's CC&Rs which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, the subdivider or successor in interest shall submit a draft copy of the CC&Rs to be recorded, to Regional Planning for review and approval.
24. Prior to the issuance of any grading and/or building permit, the subdivider or successor in interest shall submit three copies of a landscape plan which may be incorporated into a revised site plan. The landscape plans shall be approved by the Director as required by Conditional Use Permit Case No. 04-075 and Conditional Use Permit Case No. 200900121.
25. Per Section 21.32.195 of the County Code, the subdivider or successor in interest shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be required to be approved by the Director, and the subdivider shall post a bond Public Works or submit other verification to the satisfaction of Regional Planning, to ensure the planting of the required trees.
26. If bonds are posted for any improvements required by these conditions, the subdivider or successor in interest shall be financially responsible and shall reimburse Regional Planning for all inspections. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
27. Within three (3) days of tentative map approval, the subdivider or successor in interest shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the subdivider is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,843.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
28. Within 30 days of tentative map approval, the subdivider or successor in interest shall record a covenant and agreement with the County of Los Angeles agreeing to

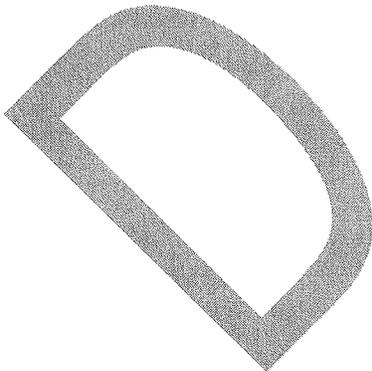
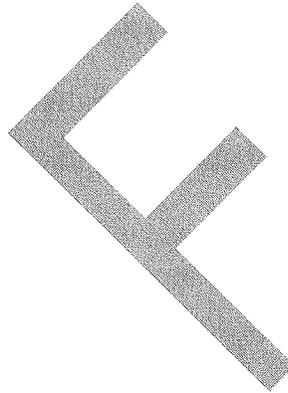
comply with the required environmental mitigation measures imposed in the Environmental Impact Report Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the subdivider or successor in interest shall submit a copy of the draft covenant to the Director for review and approval.

29. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Environmental Impact Report for the project are incorporated by this reference and attached and made conditions of Vesting Tentative Tract Map No. 060922. The subdivider or successor in interest shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the subdivider or successor in interest shall submit mitigation monitoring reports to Regional Planning for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
30. Within 30 days of approval, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.
31. The subdivider or successor in interest shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider or successor in interest of any claim, action or proceeding and the County shall fully cooperate in the defense.
32. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider or successor in interest shall within t10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider or successor in interest shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider or successor in interest shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the subdivider or successor interest, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021; the attached MMP; and the attached reports recommended by the Subdivision Committee, which also consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Department of Public Health.



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 60922 (Rev.)

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TENTATIVE MAP DATED 10-22-2009  
EXHIBIT "A" MAP DATED 10-22-2009

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) Please see attached Road review sheet for comments and requirements.
- (2) Any proposed booster pump stations are not approved at this time. Prior to tentative approval, the use and locations of booster pump stations must be approved by Public Works. Please contact Tony Khalkhali of Land Development Division at (626) 458-4921 for additional information.

HW

Jee

Prepared by John Chin  
tr60922L-rev5.doc

Phone (626) 458-4918

Date 11-23-2009

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. The subdivider is proposing offsite work northerly of the tract boundary within TR 46018. The subdivider has reached an agreement with the offsite property owner that allows the offsite work to occur. However, offsite easements have not been secured at this time. We recommend prior to tentative map approval that the subdivider secures all necessary offsite easements or right of way to permit construction of the proposed public improvements.

 Prepared by Sam Richards  
tr60922r-rev5.doc

Phone (626) 458-4921

Date 11-24-2009

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Any proposed booster pump stations are not approved at this time. Prior to tentative approval, the use and locations of booster pump stations must be approved by Public Works. Please contact Tony Khalkhali of Land Development Division at (626) 458-4921 for additional information.

  
Prepared by Tony Khalkhali  
tr60922w-rev5.doc

Phone (626 )458-4921

Date 11-18-2009

The following reports consisting of \_\_\_ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Design the boundaries of the unit final maps to the satisfaction of the Director of Public Works and the Department of Regional Planning.
8. The first unit of this subdivision shall be filed as Tract No. 60922-01, the second unit, Tract No. 60922-02, ..... and the last unit, Tract No. 60922.
9. Show open space/graded slope lots on the final map and dedicate residential construction rights over the open space/graded slope lots.
10. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Quitclaim or relocate easements running through proposed structures.
13. Dedicate vehicular access rights to the rear of double frontage residential lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
14. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Public Works and the Department of Regional Planning.
15. Provide full width off-site easement and/or right of way on Skyline Ranch Road from the tract boundary southerly to join Sierra Highway and westerly to join the existing Skyline Ranch Road on the final map to the satisfaction of Public Works.
16. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
17. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. 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  John Chin  
tr60922L-rev5doc

Phone (626) 458-4918

Date 11-19-2009

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 60922 (Rev.)

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT "A" MAP DATED 10-22-2009

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by  John Chin  
tr60922L-rev5.doc

Phone (626) 458-4918

Date 11-19-2009



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

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

TRACT NO.: 60922

TENTATIVE MAP DATE: 10/22/2009  
EXHIBIT MAP DATE: 10/22/2009

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

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was approved on 05/13/09 to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.
5. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

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

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

**Prior to Building Permit:**

1. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and SUSMP requirements.



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

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

TRACT NO.: 60922

TENTATIVE MAP DATE: 10/22/2009  
EXHIBIT MAP DATE: 10/22/2009

**Prior to Improvement Acceptance for Public Maintenance:**

1. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7155, should be contacted to obtain required procedures.
2. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

**Note:**

Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.

AP Name Yong Guo Date 11/18/09 Phone (626) 458-4921

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

DISTRIBUTION  
1 Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 60922  
SUBDIVIDER Pardee Homes  
ENGINEER Sikand  
GEOLOGIST & SOILS ENGINEER Geolabs - Westlake Village

TENTATIVE MAP DATED 10/22/09 (Revision & Exhibit)  
LOCATION Santa Clarita  
GRADING BY SUBDIVIDER [Y] (Y or N)  
REPORT DATE 8/28/08, 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
5. The Soils Engineering review dated 11/16/09 is attached.

Reviewed by \_\_\_\_\_

Geir Mathisen

Date 11/16/09

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2  
Job Number LX001129  
Sheet 1 of 1

Tentative Tract Map 60922  
Location Santa Clarita  
Developer/Owner Pardee Homes  
Engineer/Architect Sikand  
Soils Engineer Geolabs - Westlake Village  
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 10/22/09 (Revision and Exhibit)  
Soils Engineering Report and Addenda Dated 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04  
Previous Review Sheet Dated 7/8/09

ACTION:

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

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, provide geotechnical maps and tentative maps that conform. The geotechnical maps within the submitted report do not conform to the latest tentative map dated 10/22/09 by Regional Planning.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO METALS.
- B. OFF-SITE GRADING IS RECOMMENED FOR THE REMOVAL AND RECOMPACTION OF LANDSLIDES QLS-9A, QLS-10, QLS-10A, L1, AND L17.



Reviewed by \_\_\_\_\_ Date 11/16/09

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, is 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.

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Notarized covenants shall be secured and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.
2. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
  - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from

all easement holders may be required.

4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

**ADDITIONAL COMMENTS:**

1. Provide easements for the pedestrian bridge and associated appurtenances over Skyline Ranch Road for access and maintenance purposes to the satisfaction of Public Works.
2. Slope set back as shown on the tentative map are not necessarily approved. All the set back shall conform to section J108.1 of grading code.
3. Westerly face of the Debris Basin containing the inlet for MTD 1548 (on the western tract boundary) shall be concrete lined if determined to be appropriate to the satisfaction of Public Works.

MDE

Name David Esfandi Date 11/16/09 Phone (626) 458-4921

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
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. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
6. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
7. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.
8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.

10. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
11. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.
12. Depict all line of sight easements on landscaping and grading plans.
13. Permission is granted to vacate the excess right of way on Vasquez Canyon Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. 40 feet of right of way shall be retained on Vasquez Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
14. Dedicate slope and drainage easements for future widening on Vasquez Canyon Road to the satisfaction of Public Works.
15. Dedicate vehicular access rights on Skyline Ranch Road and Vasquez Canyon Road for all lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
16. Provide standard property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with General Plan Highways and where all General Plan Highways intersect, or to the satisfaction of this Department.
17. Dedicate variable right of way (minimum 40 feet) from centerline within the tract boundaries on Skyline Ranch Road per the latest approved I.E.C. alignment P-270(PW). The alignment and grade of Skyline Ranch Road shall be compatible with Tract 46018.
18. Dedicate off-site right of way 44 feet to 47 feet from centerline on Skyline Ranch Road from Sierra Highway to the southerly property line per the latest approved I.E.C. alignment P-270(PW). It shall be the sole responsibility of the subdivider to acquire the necessary right of way.
19. Dedicate right of way 32 feet from centerline within the tract boundaries on Main

Street South and Main Street North. The details of the proposed ultimate typical section are not necessarily approved. Approval is contingent on the traffic study demonstrating that the projected traffic volumes do not exceed the capacity of this roadway. If so, provide additional lanes.

20. Dedicate right of way 32 feet from centerline within the tract boundaries on S-A Street, S-L Street, S-M from Main Street South to S-L Street, S-U Street, S-BB Street, S-HH Street, N-A Street from Main Street North to N-D, N-B from Main Street North to N-E Street, N-J Street from Main Street North to N-C Street, N-R Street, N-S Street, and N-X1 Street.
21. Dedicate right of way 30 feet from centerline within the tract boundaries on S-B Street, S-C Street, S-D Street, S-G Street, S-J Street, S-N Street, S-P Street, S-V Street including a standard cul-de-sac bulb, S-CC Street, S-DD Street, S-GG Street, S-OO Street including a standard cul-de-sac bulb, S-NN Street, S-MM Street, S-JJ Street, S-KK Street, S-LL Street including a standard knuckle, N-A, N-B from N-E Street to N-G Street, N-C Street, N-D Street, N-E Street, N-G Street, N-H Street including a standard cul-de-sac bulb, N-J Street from N-C Street to N-F Street, N-Q N-W Street, N-T Street, N-U Street, N-V Street, N-X Street, N-CC Street, and N-DD Street.
22. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb within the tract boundaries on S-B1 Street, S-B2 Street, S-D1 Street, S-E Street, S-E Street, S-F Street, S-H Street, S-J1 Street, S-K Street, S-M1 Street, S-N1 Street, S-O Street, S-Q Street, S-S Street, S-W Street, S-X Street, S-Y Street, S-Z Street, S-AA Street, S-CC1 Street, S-CC2 Street, S-DD1 Street, S-EE Street, S-FF Street, S-GG1 Street, S-JJ1 Street, S-MM1 Street, S-MM2 Street, S-PP Street, S-QQ Street, S-RR Street, N-B1 Street, N-C1 Street, N-F Street, N-H1 Street, N-H2 Street, N-I Street, N-J1 Street, N-K Street, N-L Street, N-N Street, N-O Street, N-P Street, N-Q Street, N-T1 Street, N-V1 Street, N-Y Street, N-Z Street, N-AA Street, N-BB Street, and N-DD1 Street.
23. Provide off-site full street right of way and construct off-site improvements and cul-de-sac bulbs wherever required to the satisfaction of the City of Santa Clarita.
24. Dedicate additional right of way at all proposed roundabout locations to the satisfaction of Public Works.
25. Construct curb, gutter, base, pavement and sidewalk within the tract boundaries on Skyline Ranch Road to the satisfaction of Public Works.

26. Off-site improvements are required. Construct off-site full width highway improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, on the portion of Skyline Ranch Road from Sierra Highway to the southerly property line to the satisfaction of Public Works and the city of Santa Clarita.
27. The county alternative street cross sections shown on the tentative map are conceptually approved and are subject to final design approval.
28. If Tract 46018 improvements are not constructed first, construct a minimum of 24 feet of "all weather" off-site pavement joining Skyline Ranch Road to Plum Canyon Road per the latest approved I.E.C. alignment P-270(PW) to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works. Proof of off-site access is required.
29. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the dedication or irrevocable offer to dedicate has been recorded.
30. It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.
31. Construct curb, gutter, base, pavement and sidewalk within the tract boundaries on all local streets. We have no objections to the use of alternate street section subject to the approval of the Advisory Agency.
32. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
33. Plant street trees within the tract boundaries on Skyline Ranch Road and all local

streets to the satisfaction of Public Works.

34. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
35. Provide intersection sight distance for a design speed of:
  - a. 40 mph (415 feet) on Main Street from "N-CC" Street (westerly direction), from "N-CC" Street (westerly direction), and from "S-P" Street (southerly direction); on "S-M" Street from "S-L" Street (southerly direction), and from "S-N" Street (northerly direction).
  - b. 30 mph (310 feet) on "S-MM" Street from "S-NN" Street (northerly direction); on "N-J" Street from "N-E" Street (westerly direction); on "S-V" Street from "S-W" Street (both directions); and on "S-N" Street from "S-L" Street (westerly direction).
  - c. 25 mph (260 feet) on "N-T1" Street from "N-W" Street (easterly direction); on "N-V" Street from "N-R" Street (easterly direction); and on "N-L" Street from "N-C" Street (southerly direction).
  - d. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).
36. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring on Skyline Ranch Road and all internal public streets to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed project, or portions thereof, are not within an existing Lighting

District. Annexation is required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. Assessment will be imposed on portions of the development served by driveways or gated driveways as a result of benefits derived from existing or future street lights on adjacent public roadways.

- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
  - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - (3) Submit a map of the proposed project, including any roadways conditioned for street lights that are outside the proposed project area, to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. Note that the annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
- e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year.

The transfer of billing could be delayed one or more years if the above conditions are not met.

37. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
38. Install postal delivery receptacles in groups to serve two or more residential units.
39. Provide and install street name signs prior to occupancy of buildings.
40. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.
41. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the portions of the subdivision within the boundaries for the Eastside and Bouquet Canyon Bridge and Major Thoroughfare Construction Fee Districts in effect at the time of recordation. The current applicable fee is \$16,850 and \$16,280 per factored unit, respectively and is subject to change.
42. Comply with any additional requirements, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works. If identified in the traffic study, prepare Traffic Signal Plans for all intersections (both on-site and off-site) affected by this subdivision to the satisfaction of Public Works.
43. Prepare signing and striping plans for Skyline Ranch Road within this subdivision and all the off-site multilane highways and streets affected by this subdivision to the satisfaction of Public Works.
44. If the approved traffic study identifies the need of additional travel lanes on Main Street South and Main Street North, dedicate additional right of way on Main Street South and Main Street North to the satisfaction of Public Works.
45. If additional travel lanes are required on Main Street South and Main Street North, construct the additional travel lanes, and prepare signing and striping plans for Main Street South and Main Street North within this subdivision to the satisfaction of Public Works.
46. A deposit is required to review documents and plans for final map clearance.

REVISED MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

47. Establish a Landscape Maintenance District (LMD), subject to the approval of the Department of Parks and Recreation, for the purpose of maintaining the landscaped parkways and medians on Skyline Ranch Road.
48. Permission is granted to vacate all excess easements and right of way acquired by dedication on Tract No.'s 44967, 49433 and 49434 by the recordation of Tract No. 60922 to the satisfaction of Public and the Department of Regional Planning. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.



Prepared by Sam Richards

tr60922r-rev5.doc

Phone (626) 458-4921

Date 11-24-2009

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. Comply with the mitigation measures as identified in the approved sewer area study (**PC 12109AS, dated 04-28-2009**) to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years 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. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
4. 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.
5. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
6. Provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.
7. If proposed sewer crosses Flood hazard, alignment may be acceptable provided permits are obtained from agencies having jurisdiction for the existing natural water course crossings.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 60922 (Rev.)

Page 2/2

TENTATIVE MAP DATED 10-22-2009  
EXHIBIT MAP DATED 10-22-2009

8. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record dedication or an irrevocable offer to dedicate sewer easements within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the irrevocable offer to dedicate has been recorded.

Prepared by  Tony Khalkhali  
tr60922s-rev5.doc

Phone (626) 458-4921

Date 11-18-2009

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

1. A water system (including any approved booster pump stations) maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.
7. Install a separate water irrigation systems for recycled water use per landscape plans.
8. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
9. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

10. A "Written Verification" from the water supplier. Provide a "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) prior to filing any map or parcel map to the satisfaction of the Department of Regional Planning and Public Works.

  
Prepared by Tony Khalkhali  
tr60922w-rev5.doc

Phone (626 )458-4921

Date 11-18-2009





COUNTY OF LOS ANGELES

PP. GUSIC

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60922 Map Date October 22, 2009 - Ex. A

C.U.P. Map Grid 3030B

- Fire Department Hold on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received...
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code...
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures...
Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided...
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted...
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants...
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4)...
Provide Fire Department or City approved street signs and building access numbers prior to occupancy...
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water...
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only...
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance...
The Fire Department has no additional requirements for this division of land.

Comments: The Fire Department recommends APPROVAL of this subdivision as presently submitted with the following conditions of approval: (See additional sheet for specifics)

By Inspector: Juan C. Padilla Date November 18, 2009



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

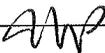
### LAND DEVELOPMENT UNIT REQUIREMENTS ADDITIONAL PAGE

Subdivision No: TR 60922 Map Date: October 22, 2009 - Ex. A

#### CONDITIONS OF APPROVALS

- 1 The proposed Street Cross Sections and the Roundabout Detail shall be designed to comply with the County of Los Angeles Department of Public Works standards.
- 2 The proposed Culvert Bridge shall be designed to comply with the Department of Public Works standards and Section 503.2.6 of the 2002 Los Angeles County Fire Code (Title 32).
- 3 All proposed Flag Lots shall provide a minimum paved driveway width of 20ft.
- 4 All proposed Fire Road Access shall provide a minimum width of 20' and shall be provide adequate accessibility for emergency use and maintenance.
- 5 The School and Park sites shall provide a minimum paved access width of 26' for circulation purposes. Final design shall be further reviewed for access compliance when plans are submitted to Fire Prevention Engineering for building permit clearances or Land Development Unit for C.U.P. review.

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By Inspector: Juan C. Padilla  Date: November 18, 2009

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60922 Tentative Map Date October 22, 2009 - Ex. A

Revised Report

- Checkboxes for fire flow requirements: Residential (1250 gpm), School Site (5000 gpm), Private on-site hydrants, Fire hydrant requirements (137 public, 4 school site), Hydrant specifications (6"x 4"x 2-1/2" brass), Installation timing, Additional requirements, Adequacy of current hydrants, Upgrade necessity.

Comments: The required fire hydrants shall be installed and tested or bonded prior to Final Map clearance. Additional on-site fire hydrant for the School Site maybe required during the Building Plan Check process. THE FIRE FLOW FOR THE PUBLIC FIRE HYDRANTS AROUND THE SCHOOL SITE MAYBE REDUCED DURING THE BUILDING PERMIT REVIEW OR CUP (EXHIBIT "A") REVIEW PROCESS.

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 Juan C. Padilla Date November 18, 2009





COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

*"Creating Community Through People, Parks and Programs"*

Russ Guiney, Director

November 30, 2009

Ms. Susie Tae, AICP  
Supervising Regional Planner  
Department of Regional Planning  
320 West Temple Street, Room 1346  
Los Angeles, California 90012

Dear Ms. Tae:

**VESTING TENTATIVE TRACT MAP 060922  
PARK CONDITIONS OF MAP APPROVAL  
Regional Planning Map dated October 22, 2009**

These are primarily park conditions; trail and Landscaping and Lighting Act District (LLAD) conditions may be submitted under separate cover. The basic Quimby park land obligation is 12.13 net acres (maximum slope 3%). As shown on the attached Quimby Obligation Report and Worksheet, the dedication of a 9.20 net-acre public park on Lot 1262 results in a remaining Quimby obligation of \$442,325 in fees in lieu of park land. Total park development costs, estimated at \$3,637,105 as of October 2009 will be credited against and eliminate the subdivision's remaining obligation. Subdivider has agreed, as a condition of map approval, to provide a fully developed public park as described in Condition 1 of this report, at no cost to the County. Subdivider is responsible for total park development costs, even if they exceed \$3,637,105.

1. Lot 1262, Public Park. Develop and then convey to the County a  $\pm$ 9.20 net-acre (maximum slope 3%) park with the following improvements: a park identity monument; a community gathering area; a children's play area with parents' seat wall; a shade structure near the community gathering area; shade structure with group picnic area; picnic tables near the grass volleyball area; open lawn area; a plaza seat wall; grass volleyball area; one (1) basketball court; one (1) comfort station (to include a restroom, drinking fountain and storage room); ball field with ball field plaza and bleachers; multi-use field; bio-swales and planted buffers; parking for 20 cars (including 1 van accessible space); security lighting (locations to be indicated in the Design Development Phase); drinking fountain(s) and trash enclosure(s) [locations to be indicated in the Design Development Phase]; locking gates at park entrance; park landscaping (including plant material, grading, irrigation and drainage); and ADA compliant walkways.
2. Removal of the landslide material on Lot 1262 shall be addressed on the park site grading plan to the satisfaction of the Department of Public Works.
3. The following off-site improvements to the public park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the

Department. Utilities shall include water meter and utility lines (electricity, sewer, and telephone).

4. Prior to the County accepting title to the public park, create a Landscaping and Lighting Act District (LLAD) for the mutual benefit of Subdivider and the County to maintain the park. When forming an LLAD, all easements must be dedicated with recordation.
5. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and to post bonds (Faithful Performance; Labor and Materials) with the Department and to submit a Park Delivery Schedule:
  - a. the PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006;
  - b. the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW) and the Department may require them to be updated prior to construction commencement if contracted construction costs change; and
  - c. the Park Delivery Schedule shall use the critical path method (CPM), identify the design development phase and the various stages of construction document development, include all submittals, reviews, and approvals required by said phase/stages; permits; park construction commencement and completion dates identified as milestones; tests, inspections, and sign-offs; preparation and review time for the park deed, ALTA title policy and survey; and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with any submittal required by this condition, the Department shall give written notice to Subdivider describing such breach. If Subdivider fails to cure said breach, the Department may do one or both of the following: (1) withhold further clearance of final maps which contain residential units and (2) request the Department of Public Works to withhold further issuance of residential building permits until the required submittal is made. Notice shall be deemed given when sent by Certified Mail, postage prepaid or by reliable over-night courier to Subdivider's address set forth in the PDA.
6. Lot 1262, Public Park:
  - a. Enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing;
  - b. Commence park construction before the Department clears a cumulative amount of 377 residential units, currently before tract 60922-06 is cleared. Construction commencement is defined as when the Subdivider starts fine grading for the park.

- c. Complete park construction and conveyance to the County twenty (20) months after entering into the PDA with the Department.
7. Convey the public park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those that do not interfere with the use of the property for park or recreational purposes. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the park, and shall deliver the recorded deed to the Chief Executive Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.
8. Any major change proposed by the Subdivider to the public park's improvements, size (not more than 2 acres variance), shape, location, or typography as shown on the approved tentative tract map shall be deemed a revision of the tentative tract map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.
9. Designate and identify a project manager who will oversee design and construction of the public park. The project manager shall communicate by providing written documentation via facsimile, e-mail, or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the public park site and the park improvements for inspection purposes and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.
10. Submit park plans and specifications to the Department for review and approval during the design development stage, fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD 2006 format. Any corrections or changes made

by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of said stage prior to permission by Department for Subdivider to proceed with the next stage. The public park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.

11. Obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the public park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines.
12. Provide the Department with written Notice of Construction Commencement for the public park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.
13. Upon Department's Notice of Acceptance of Completed Park Improvements, provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD 2006 format.

Please contact me at (213) 351-5117 if you have any questions regarding these recommended conditions of map approval.

Sincerely,



James Barber, Section Head  
Land Acquisition and Development

JB:CL 60922 SkyRnch\_10.22.09 DRP md\_11.30.09 scm

Attachments

Park Obligation Report and Worksheet  
c: K. Ritner, N.E. Garcia, L. Hensley, J. McCarthy (Parks and Recreation)  
P. Malekian (LLAD)  
Roger Hernandez (CEO-RED)





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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>60922</b>	DRP Map Date:	<b>10/22/2009</b>	SCM Date:	<b>11/30/2009</b>	Report Date:	<b>11/25/2009</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>12.13</b>
IN-LIEU FEES:	<b>\$1,831,193</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

- The dedication of 9.20 acres for public park purposes.
- Contributing \$442,325 in park improvements.
- Conditions of approval attached to report.

**Trails:**

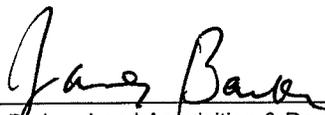
See also attached Trail Report. For Trail Requirements, please contact Mr. Robert Ettleman at (213) 351-5134.

**\*\*\*Advisory:**

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

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:   
James Barber, Land Acquisition & Development Section



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>60922</b>	DRP Map Date: <b>10/22/2009</b>	SMC Date: <b>11/30/2009</b>	Report Date: <b>11/25/2009</b>
Park Planning Area #	<b>35D</b>	<b>CANYON COUNTRY</b>	Map Type: <b>REV. (REV RECD)</b>	

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

**(P)people x (0.003) Ratio x (U)units = (X) acres obligation**

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.21	0.0030	1,260	12.13
M.F. < 5 Units	3.03	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>12.13</b>

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	12.13	\$150,964	<b>\$1,831,193</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
1262	Public Park	11.70	78.63%	9.20	Public
<b>Total Provided Acre Credit:</b>				<b>9.20</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
12.13	9.20	0.00	2.93	\$150,964	<b>\$442,325</b>



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

Russ Guiney, Director

November 30, 2009

Ms Susie Tae  
Principal Planner  
Land Divisions Section  
Department of Regional Planning  
320 West Temple Street, Room 1346  
Los Angeles, California 90012

Dear Ms Tae:

**TRAIL CONDITIONS OF MAP APPROVAL**  
**Vesting Tentative Tract Map # 060922**  
**Map date-stamped by Regional Planning: October 22, 2009**

The Department of Parks and Recreation (DPR) has completed the review of VTTM #060922. The proposed trail alignment with connection to TTM#46018 to the south and north to Bouquet Canyon as shown upon trail exhibit map [sheet five (5) of eight (8)] is approved. The Applicant shall provide a twenty (20)-foot wide easement for the Mint Canyon (Regional) Trail.

Applicant is required to construct a variable-width six to eight foot (6-8)' wide trail within the proposed switchbacks at the northern end of Open Space Lot 1293, as shown on sheet five (5) of eight (8) on the Trail Exhibit Map, to the satisfaction of Parks and Recreation Trail Construction Guidelines.

Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative and Final Map.

The map is approved with the following conditions, prior to final map recordation:

Map Specific Conditions

1. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293 (see trail exhibit map sheet 5 of 8), and the trail construction estimate will be incorporated into the Park Development Agreement.

2. Dedications and the following language (in exact form) must be shown for trail dedications on the first phase of final map recordation:
  - a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a twenty (20) foot width multiuse (Equestrian, Mountain. Biking, and Hiking) trail easement, estimated length of two miles, designated as the, "Mint Canyon Trail."
  - b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

#### Trail Construction Conditions

1. Full public access shall be provided for the multi-use (Equestrian, Mountain. Biking, and Hiking) trail easement.
2. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
  - a. Cross slope gradients not to exceed two percent (3%), and longitudinal (running) slope gradients not to exceed ten percent (10%) for more than 300 feet. The Department will review and may allow running slopes slightly greater than ten percent (10%) on a case by case basis.
  - b. Typical trail section and details to include:
    - Longitudinal (running) gradients
    - Cross slope gradients
    - Name of trail
    - Width of trail or, if requested by Department of Parks and Recreation, denote as variable width.
  - c. Appropriate retaining walls as needed.
  - d. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department of Parks and Recreation.
  - e. Trail easement must be outside of the road right-of-way, and slope easement.

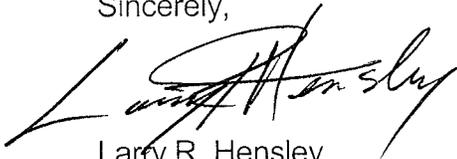
- f. If street crossing requested, streetlight pole(s) must have cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Contact the Los Angeles County, Department of Public Works (DPW) to address crosswalk design standards.
3. The Applicant shall submit a cost estimate for the construction of the trail(s) with the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
4. After Department approval of the trail alignments shown on the rough grading plans, and prior to the Department clearing the final (unit) map containing residential units, the trail bonds (Faithful Performance, Labor and Materials) will be incorporated into the Park bonds to cover design and construction of the Mint Canyon Trail segment located at the northern most section of the natural open space lot #1293, and the trail construction estimate will be incorporated into the Park Development Agreement.
5. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
6. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trails Case Planner for an inspection and approval.
7. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
8. Within five (5) business days after completing the trail, the Applicant shall notify the Department for a Final Inspection Trail Walk.
9. After the initial Final Inspection Trail Walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Guidelines within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.
10. Upon Departmental verbal approval and acceptance of the trail construction, the Applicant shall:
  - a. Submit copies of the As-Built Trail drawing(s).

Ms. Susie Tae  
November 30, 2009  
Page 4

11. Upon receiving the submittal of the As-Built Trail drawing(s) the Department will issue the trail acceptance letter.

If you have any questions or comments, please contact Mr. Robert Ettleman, Park Planner at (213) 351-5134.

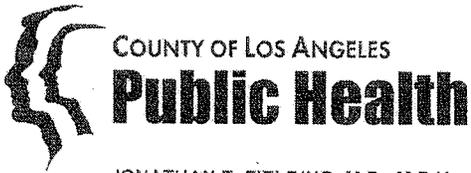
Sincerely,

A handwritten signature in black ink, appearing to read "Larry R. Hensley". The signature is stylized and cursive.

Larry R. Hensley  
Chief of Planning

LH:RE:tl:trlrpt060922-09c

c: Regional Planning, S. Tae  
Pardee Homes, T. Mitchell  
Parks and Recreation (J. Barber and F. Moreno)



COUNTY OF LOS ANGELES  
**Public Health**

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

JONATHAN E. FREEDMAN  
Chief Deputy Director

ANGELO J. BELLOMO, REHS  
Director of Environmental Health

ALFONSO MEDINA, REHS  
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS  
Acting Environmental Health Staff Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
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October 30, 2009

RFS No 09-0029036

Tract Map No. 060922

Vicinity: Canyon Country

Tentative Tract Map Date: October 22, 2009 (Memo 5<sup>th</sup> Revision)

- Environmental Health recommends approval of this map.  
 Environmental Health does **NOT** recommend approval of this map.

The County of Los Angeles Department of Public Health's has no objection to this subdivision and **Vesting Tentative Tract Map 060922** is cleared for public hearing. The following conditions still apply and are in force.

1. Potable water will be supplied by the **Santa Clarita Water Division of Castaic Lake Agency**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District No. 26 (Annexation)** as proposed.
3. Any existing private sewage disposal system to be decommissioned shall be properly emptied of effluent and filled with approved material.
4. Existing water wells to be decommissioned shall comply with all applicable laws and the requirements of the Department of Public Health.

If you have any questions or need additional information, please contact me at (626) 430-5262.

Respectfully,

Ken Habaradas, MS, REHS  
Bureau of Environmental Protection



**Burden of Proof for Requested General Plan Amendment  
Highway Plan Amendment  
Project No. 04-075  
Vesting Tentative Tract Map No. 060922  
Skyline Ranch Project**

The current County Highway Plan proposes to extend Whites Canyon Road from Plum Canyon Road northerly to Vasquez Canyon Road and to construct a new Cruzan Mesa Road from Whites Canyon Road easterly to Sierra Highway. Both road connections would require substantial grading and landform alteration within areas that the County proposes to designate within a Significant Ecological Area (SEA). Accordingly, the alignments depicted currently on the County Highway Plan are unsupported by federal and state resource agencies because of unacceptable environmental impacts.

The County plans to delete Whites Canyon Road and Cruzan Mesa Road from the County Highway Plan and depict a new highway through the proposed Skyline Ranch project, referred to as Skyline Ranch Road. Both the County's "One Valley One Vision" update to the Santa Clarita Valley Area Plan and the County's pending General Plan Update include the amendments to the Highway Plan needed to eliminate the current alignments and depict the new alignment for Skyline Ranch Road.

The Skyline Ranch project proposes to construct Skyline Ranch Road through the project, from Plum Canyon Road to Sierra Highway. The proposed road will provide a regional roadway connection between Plum Canyon Road and Sierra Highway, which is essential now that the County no longer plans to extend Whites Canyon Road or construct Cruzan Mesa Road.

Although Skyline Ranch Road can be constructed as a local road, built to secondary highway standards, without an amendment to the County Highway Plan, the project applicant and the County propose to depict Skyline Ranch Road on the County Highway Plan and to delete the current alignments for Whites Canyon Road and Cruzan Mesa Road. Skyline Ranch may be approved prior to "One Valley One Vision" and the pending General Plan Update, and the project applicant and the County want to ensure with this project that the Highway Plan Amendment is completed.

The elimination of Whites Canyon and Cruzan Mesa Roads from the County Highway Plan is discussed and potential environmental impacts of the proposed Skyline Ranch Road were studied in the Draft Environmental Impact Reports for the Skyline Ranch project and the County's "One Valley One Vision" update to the Santa Clarita Valley Area Plan. The circulation plan for the draft "One Valley One Vision" plan and the transportation and circulation analysis of the Draft Environmental Impact Report for the "One Valley One Vision" plan are attached to these burdens of proof.

**A Need for the Proposed General Plan Amendment Exists Because:**

**1. Regional Circulation Improvements are Needed**

The County desires a new regional roadway connection between Plum Canyon Road to Sierra Highway. According to the current County Highway Plan, which is a component of the County General Plan, this connection would be provided as an extension of Whites Canyon Road from Plum Canyon northerly to Vasquez Canyon Road and with a new Cruzan Mesa Road from Whites Canyon Road easterly to Sierra Highway.

**2. The Currently Proposed Highway Alignments are Inappropriate**

The currently proposed highway alignments for Whites Canyon Road and Cruzan Mesa Road traverse a County-proposed SEA and are unsupported by federal and state resource agencies due to unacceptable environmental impacts. Substantial landform alteration and grading within a County-proposed SEA would be necessary to construct the roads. Lastly, development previously proposed near the Whites Canyon Road and Cruzan Mesa Road alignments is no longer proposed, and the allowable density in these areas will be transferred to the Skyline Ranch development site.

**3. An Alternative Alignment is Needed, and Will Be Provided By this Highway Plan Amendment**

Skyline Ranch will provide an essential alternative roadway connection between Plum Canyon Road and Sierra Highway, now that the County no longer proposes to construct the extension of Whites Canyon Road and the new Cruzan Mesa Road. The proposed new highway alignment will traverse the Skyline Ranch project site, which is closer to urban development and environmentally superior to the current alignment.

The proposed Skyline Ranch Road will service existing and planned development and provides important connectivity to Sierra Highway and the Antelope Valley Freeway.

**The Particular General Plan Amendment Proposed is Appropriate and Proper Because:**

**1. The Proposed Highway Alignment is Environmentally Superior**

Unlike the current alignments depicted on the Highway Plan, the proposed highway alignment avoids a proposed SEA, is located closer to urban development, minimizes disturbance of natural terrain, is not opposed by federal and state resource agencies, and does not invite leapfrog development.

**2. The Proposed Highway Alignment is Closer to Urban Development Within the City of Santa Clarita**

The Skyline Ranch project transfers density from the northerly portion of the project site, located within the proposed SEA, to the southerly portion of the project site, located adjacent

to urban development within the City of Santa Clarita. The northerly portion of the site will be preserved as open space. Accordingly, the current alignments for Whites Canyon Road and proposed Cruzan Mesa traverse a proposed SEA and land proposed to be dedicated to a public agency to be preserved as permanent open space.

By contrast, the proposed alignment for Skyline Ranch Road traverses proposed development and is located closer to urban development within the City of Santa Clarita.

### **3. Environmental Impacts of the Proposed Road are Analyzed in the Draft Environmental Impact Reports for the Skyline Ranch Project and the County's "One Valley One Vision" Plan**

The Draft Environmental Impact Report for the Skyline Ranch project describes a total area of disturbance, which includes the on-site and off-site road improvements needed for the proposed Skyline Ranch Road (See Figures 2-3 and 2-4). The Draft Environmental Impact Report's traffic analysis also describe the proposed elimination of Whites Canyon Road and Cruzan Mesa Road from the County Highway Plan, to be replaced by Skyline Ranch Road (See Page 4.F-39 and Figure 4.F-14).

In addition, the Draft Environmental Impact Report for the County's "One Valley One Vision" update to the Santa Clarita Valley Area Plan analyzes the proposed highway realignment.

The proposed Skyline Ranch Road could be constructed as a local road, built to secondary highway standards, without need for a General Plan Amendment to amend the County Highway Plan. The potential environmental impacts of Skyline Ranch Road are analyzed fully in the Draft Environmental Impact Report for the Skyline Ranch project.

The addition of a Highway Plan amendment to the project is not new significant information requiring recirculation of the Draft Environmental Impact Report. The sole purpose of the General Plan Amendment is to depict Skyline Ranch Road on the County Highway Plan in lieu of Whites Canyon Road and Cruzan Mesa Road. Depicting Skyline Ranch Road on the County Highway Plan in no way changes the design of the road or its environmental impacts.

The potential environmental impacts of Skyline Ranch Road are analyzed fully in the project's Draft Environmental Impact Report, and do not change with the proposed Highway Plan Amendment.

The addition of a Highway Plan Amendment to the project does not result in any new or increased significant environmental impacts from those analyzed in the Draft Environmental Impact Report because depicting Skyline Ranch Road on the County Highway Plan does not change the environmental impacts of developing the road. Similarly, the public is not deprived of an opportunity to comment upon a substantial adverse environmental impact of the project because the potential environmental impacts of the Skyline Ranch Road are described fully in the Draft Environmental Impact Report and do not change simply with its depiction on the County Highway Plan.

**Modified Conditions Warrant a Revision to the County of Los Angeles General Plan Because:**

**1. After the Current Highway Alignment was Chosen, the County Proposed to Designate the Area Traversed by the Alignment as a Significant Ecological Area**

Both the pending General Plan update and the “One Valley One Vision” plan for the Santa Clarita Valley designate most of the northerly half of the Skyline Ranch project site as the Cruzan Mesa Vernal Pools SEA. The proposed SEA includes mesas, canyons, steep interior slopes, and a seasonally flowing wash. The Cruzan Mesa vernal pool complex and the Plum Canyon vernal pool are important regionally-unique biotic communities that may support a variety of special status plants and animals.

The current alignment for Whites Canyon Road and Cruzan Mesa Road traverse the proposed SEA. Accordingly, the development of these roadways is no longer appropriate.

**Approval of the Proposed General Plan Amendment Will Be in the Interest of Public Health, Safety, and General Welfare and in Conformity with Good Planning Practices Because:**

**1. The Proposed Highway Alignment is Environmentally Superior**

Unlike the current alignments depicted on the Highway Plan, the proposed highway alignment avoids a proposed SEA, is located closer to urban development, minimizes disturbance of natural terrain, is not opposed by federal and state resource agencies, and does not invite leapfrog development.

**2. The Proposed Highway Alignment Provides an Essential Alternative Road Connection between Plum Canyon Road and Sierra Highway**

The County desires a new regional roadway connection between Plum Canyon Road to Sierra Highway. The current County Highway Plan depicts this connection through a proposed SEA. Accordingly, the County no longer plans to construct the roadway connections depicted on the current Highway Plan. Important circulation improvements are needed to replace Whites Canyon and Cruzan Mesa Roads.

Skyline Ranch will construct Skyline Ranch Road through the project, from Plum Canyon Road to Sierra Highway. The proposed road will provide a regional roadway connection between Plum Canyon Road and Sierra Highway, which is essential now that the County no longer plans to extend Whites Canyon Road or construct Cruzan Mesa Road.

The proposed Skyline Ranch Road will service existing and planned development and provides important connectivity to Sierra Highway and the Antelope Valley Freeway.

**Burden of Proof for Requested Conditional Use Permit  
Density-Controlled Development  
On-Site Grading, Including Temporary Materials Processing  
Project No. 04-075  
Vesting Tentative Tract Map No. 060922  
Skyline 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:**

The project is appropriately designed for the property and surrounding community. The project site is large and located in the Santa Clarita Valley. Existing urban development and infrastructure is located directly to the south, and the southerly portion of the site is flatter and has fewer geological, biological and topographical constraints than the northerly portion of the site.

The northerly portion of the site is adjacent to the Angeles National Forest and the County proposes to designate it as a Significant Ecological Area (SEA) due to the presence of vernal pools and other important biological resources. Steep slopes greater than 50% predominate and geological constraints limit the development potential. Lastly, changed circumstances including the elimination of proposed roadways, make planned urban development in the northerly portion of the site less appropriate.

Accordingly, the project proposes to develop only within the southerly portion of the site, where less than 50% slopes predominate and infrastructure and services can be readily extended from adjacent urban development to service the new community.

Density will be transferred from the northerly portion of the property to the development site, and homes will be clustered to minimize land disturbance and maximize open space. The proposed density transfer and clustered development will preserve the vernal pools and the entirety of the on-site portion of the proposed SEA and the majority of the greater than 50% slopes on the project site.

Lastly, the project will comply with all applicable grading and development standards that have been established and are required to ensure that hillside development is conducted in a manner to protect the public health and safety.

Please see the following for additional supportive information:

**1. The Project is Adjacent to and a Logical Extension of Existing Urban Development.**

The project site is located adjacent to existing and planned urban development, infrastructure, emergency services, transportation corridors and major employment centers. No incompatible uses will be created that would adversely affect existing development.

The project will extend existing utility and service systems to the project site but will not adversely affect capacities that currently serve the County of Los Angeles, the City of Santa Clarita and its sphere of influence.

The project will include off-site improvements to the regional sewer system at an estimated cost of \$1,392,840 and improvements to the regional water delivery system at an estimated cost of \$1,501,652.

**2. The Project Will Comply With All County Development Standards Required to Ensure that Hillside Development is Conducted in a Safe Manner and all Geotechnical, Seismic, Slope Stability, Erosion, and Flooding Hazards are Mitigated.**

The project will comply with standard engineering practices, all regulatory requirements, and best management practices pertaining to geotechnical and flooding hazards. The County's Environmental Impact Report prepared for the project finds that all impacts related to geotechnical, seismic, slope stability, erosion and flooding hazards are less than significant or will be mitigated to less-than-significant levels.

Grading and associated earthwork will require the movement of approximately 20.8 million cubic yards of earth (cut/fill) on the southern 622 acres of the project site. Approximately 535,000 cubic yards of cut on 33.7 acres will occur on the immediately adjacent properties to the west, east, south and southwest. A separate conditional use permit applicable to the off-site properties is requested to authorize grading on those properties.

Of the overall grading quantity, approximately 32 percent (or 6.4 million cubic yards) would be associated with the proposed public improvement to extend Whites Canyon Road to Sierra Highway, both on-site and off-site. Within the 622-acre portion of the property, mass grading and remedial grading will take place for major roads and infrastructure, to establish drainage patterns, and to create building pads for the various land uses within the project. Mass and remedial grading will occur over an approximate 24 month period, in three phases.

A temporary materials processing facility is proposed to be located in the northeast corner of the development area and away from existing residential areas (approximately 3,000 feet to the east and northeast and separated by major ridgelines). The facility would process approximately 68,000 cubic yards of excavated soil for use as base material for concrete and asphalt. During grading, excavated materials will be stockpiled and then used as needed during construction for streets and as cover for utility trenching. The material would be excavated, sorted, then crushed or sifted, and stockpiled on-site. This would reduce the need to truck in base materials to the project site. Operation of the facility will commence after the first phase of grading and end prior to the final phase of occupancy for an overall duration of approximately 24 months. The facility would process a maximum of 300 cubic yards per day. The temporary plant will be located adjacent to the final phase of development and sited at a sufficient distance to minimize noise and vibration effects on nearby residences as analyzed in the project EIR.

### **3. The Project Will Transfer Density and Cluster to Preserve Steep Slopes and Significant Biological Resource Areas.**

The project will transfer density between land use classifications and cluster homes within land use classifications, so that only approximately one-quarter of the project site will be developed. The proposed density transfers and clustering allow the project to shift development from the northerly portion of the site to the more appropriate southerly portion of the site.

The northerly portion of the site is next to rural communities and the Angeles National Forest. The County proposes to designate most of the northerly portion of the site as a Significant Ecological Area (SEA) due to the presence of vernal pools and other important biological resources. Steep slopes greater than 50% predominate and geological constraints limit the development potential.

In addition to these topographical and geological constraints, changed circumstances make many of the areas preserved by the proposed density transfer less appropriate for development. For example, Urban and Floodway designated land in the easterly portion of the project site is no longer appropriate for urban development because the existing community located to the east of those areas was not developed to urban densities as anticipated. In addition, the County proposes to delete future White's Canyon and Cruzan Mesa Roads, which traverse the proposed SEA, from the Highway Plan. As such, substantial portions of areas that would be expected to take access from these roads are less appropriate for urban development.

The project will even transfer density from 200 recorded lots on Mystery Mesa (Tract Map No. 44967). Mystery Mesa is a regionally significant open space and scenic vista resource. Vernal pools, which are the basis for the inclusion of a large portion of the project site in a proposed SEA, are located within Mystery Mesa, and property at Mystery Mesa proposed for development includes the drainage area for these important vernal pools. Significant grading will also be required to access the recorded lots. The proposed density transfer will preserve Mystery Mesa in its entirety.

The project will transfer density from these areas to the proposed development site, which is proximate to urban development, infrastructure and services. The development site is located entirely outside of the proposed SEA and less than 50% slopes predominate. The proposed density transfer will therefore minimize grading, preserve open space and promote superior planning by locating urban development proximate to already developed communities.

### **4. The County General Plan Encourages Density Transfer.**

The General Plan includes the following:

- Section V.B.1.d, page 33, expressly authorizes density transfer among land use classifications within a project site (regardless of urban or non-urban designation) when

geological and topographic data support the need, the number of units is not increased and health and safety is not detrimentally affected;

- Section V.B.1.b, page 33, provides that residential densities should be considered as average densities for the total proposed development site, to promote clustering, the provision of additional open space and the avoidance of hazardous lands;
- Section V.B.7.c.3, page 41, expressly authorizes density transfer as a tool to preserve SEAs; and
- Sections V.C.1.a.2 and V.C.1.b.2, pages 44 and 46, respectively, encourage density transfer and clustering of structures in urban and non-urban hillsides from steeper to more gently rolling and level land as a means of preserving the natural terrain, minimizing grading and reducing exposure to natural hazards.

Further, the following general policies encourage density transfer:

- Land Use Element Policy 2.4 encourages the consideration of residential densities as averages to allow for the clustering of development and the transfer of unit credit;
- Land Use Element Policy 2.5 authorizes density transfer to preserve hillsides, to promote superior design and to respond to changing housing needs; and
- Environmental Natural Resources Element Policy 1.5 encourages clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain.

The project does not violate the Plan policy prohibiting density transfer within Non-Urban hillsides to areas of a project site predominantly in excess of 50 percent natural slope (page 46 of the Plan). To the contrary, the project will transfer density from the northerly portion of the site where 50% slopes predominate to the development site where less than 50% slopes predominate.

General Plan consistency cannot be determined by identifying isolated General Plan policies. Policies relating to protection of slopes cannot be elevated above all other policies. The project is designed to direct development away from steeper slopes to flatter areas, and promotes many important General Plan goals and policies to preserve SEAs, open space, sensitive biological resources, drainages, and views.

Perfect conformity with each and every Plan policy is an impossible and inappropriate task given the wide range of competing interests that a general plan attempts to promote. Indeed, as a matter of law, strict consistency with each and every Plan policy is not required when reviewing a project for consistency with a general plan. *See Families Unafraid to Uphold Rural Etc. County v. Board of Supervisors*, 62 Cal.App.4th 1332, 1336 (1998). Because the various policies promoted by a general plan attempt to balance a range of competing interests, the

governmental decisionmaker must be allowed to weigh and balance a plan's policies when applying them, and it has broad discretion to construe its policies in light of the plan's purposes. *See Families Unafraid*, 62 Cal.App.4th at 1336. It follows that it is impossible for a project to be in perfect conformity with each and every policy set forth in the plan. *See Families Unafraid*, 62 Cal.App.4th at 719-20 and *Defend the Bay v. City of Irvine*, 119 Cal.App.4th 1261 (2004).

Consequently, the law provides that a proposed project is consistent with a general plan if it is in overall harmony with the plan, furthers one or more plan policies and does not conflict with mandatory plan policies. *See Sequoyah Hills Homeowners Ass'n v. City of Oakland*, 23 Cal.App.4th 704 (1993).

**5. The Project is Consistent With the Draft *One Valley One Vision* Update to the Santa Clarita Valley Area Plan.**

The County is preparing an update to the Santa Clarita Valley Area Plan called *One Valley One Vision*. The plan is meant to ensure consistency with both the County's General Plan and the City of Santa Clarita's General Plan.

The draft plan designates the southerly portion of the project site where development is proposed as Large Lot Residential (H2). The northerly portion of the site, which comprises the proposed Cruzan Mesa Vernal Pools SEA, is designated Rural Land (RL5). Under the proposed land use classifications, approximately 1,795 dwelling units could be developed on the site, which is far more than the current development proposal of 1,260 homes.

**6. The Project Will Provide Important Infrastructure Improvements to Benefit the Community.**

The project will construct substantial infrastructure improvements and pay developer fees that will benefit the community. These include the school improvements and fees (estimated cost of \$41,004,549); the park site and improvements (estimated cost of \$4,780,000); off-site sewer improvements (estimated cost of \$1,392,840); deeded streets for Skyline Ranch Road (estimated cost of \$13,950,614); Mint Canyon Trail improvements (estimated cost of \$175,000); improvements to the water delivery system (estimated cost of \$1,501,652); fire department developer fee (estimated cost of \$3,628,800); 78-inch storm drain system to mitigate downstream erosion and drainage; bridge to mitigate flooding for Skyline Ranch Road; open space, including SEA preservation (estimated land cost of \$65,000,000); optional pedestrian bridge over Skyline Ranch Road (estimated cost of \$1,250,000); and library developer fees (estimated cost of \$895,860). These represent a combined value of \$133,579,315 of infrastructure improvements for the community.

**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:**

The project will complement existing, adjacent development and will provide the community with amenities, including a turn-key elementary school, improved community park, regional roadway improvements, an extended County trail system, and large amounts of contiguous, permanent open space, which includes a proposed SEA.

This new development will be part of an expanding new residential community with recreational and open space amenities that serve all of the area's residents. With the project, the area will move closer to buildout, resulting in enhanced property values as a complete living environment will be created to serve the area's residents. Amenities and facilities will complete the community, thereby enhancing its benefits to homeowners who have a living and recreational environment complete with a full range of services and amenities.

Please see the following for additional supportive information:

**1. The Project Will Construct an 11-Acre Elementary School and Contribute School Fees.**

The project will dedicate an 11-acre site to the Sulphur Springs School District and construct an elementary school serving approximately 750 kindergarten through sixth grade students. The estimated cost of the school improvements and fees to all applicable local school districts is \$41,004,549.

**2. The Project Will Dedicate and Improve a Large Public Community Park and Will Provide Additional Private Parks and Recreational Amenities.**

The project will construct a large public community park on approximately 12 acres within the development. The park will be improved and dedicated to the County of Los Angeles for operation and maintenance by the County Department of Parks and Recreation. A conceptual park plan approved by the Department of Parks and Recreation includes a multi-purpose ballfield, a basketball court, volleyball court, children's play area, picnic areas, a community gathering area, seating and lawn areas, and a meandering pathway. Restrooms and a parking lot would also be provided.

In addition to the public park, several smaller parks and recreational amenities are proposed throughout the site. An approximately 2.5-acre park for passive recreation is proposed in the southern residential portion of the site along Skyline Ranch Road. Eight pocket parks, totaling 3.7 acres, are also proposed, as well as an enhanced paseo system segregated from vehicle traffic throughout the development.

Recreational amenities also include approximately two miles of hiking trails along the western, northern and eastern perimeters of the development site and approximately eight miles of bike lanes.

The estimated cost of the park site and park improvements is \$4,780,000.

**3. The Project Transfers Density and Clusters Development to Preserve the Proposed Cruzan Mesa Vernal Pools SEA.**

The project proposes to transfer density and cluster development to ensure that no development will occur in the entirety of the on-site portion of the proposed Cruzan Mesa Vernal Pools SEA.

The proposed SEA includes 958 acres within and adjacent to the project site, and is proposed as an SEA due to the presence of two vernal pool areas: the Cruzan Mesa Vernal Pool Complex and the smaller Plum Canyon Vernal Pool. Vernal pools are regionally unique biotic communities that support a variety of special-status plants and animal species. These pools support the federally and state endangered California Orcutt grass, the federally threatened spreading navarretia and vernal pool fairy shrimp, and sensitive/declining vegetation communities of coastal sage scrub and holly-leaved cherry scrub. These pools also provide potential habitat for several additional non-agency listed special status species.

**4. The Project Will Preserve Significant Open Space.**

The project will preserve approximately 1,551 acres (nearly three-quarters of the 2,173-acre site) as permanent open space. Most of the open space is contiguous.

1,356 acres of the open space comprise the entirety of the on-site portion of the proposed Cruzan Mesa Vernal Pools SEA. The open space also includes Mystery Mesa, a regionally significant open space and scenic vista resource.

The estimated land cost of open space to be preserved by the project is \$65,000,000.

**5. The Project Provides an Immense Permanent Open Space Transition from Urban Development to the Angeles National Forest.**

By transferring density from the northern portion of the project site and preserving approximately 1,551 acres of the site as permanent open space, the project preserves the rural character of the surrounding areas to the north and provides transitional open space between the development to the south and the Angeles National Forest to the north.

**6. The Project Will Extend the County Trail System.**

The project will dedicate an easement in the northern portion of the site, from Vasquez Canyon Road to the Plum Canyon fire road and southwesterly to a lookout point. Sufficient area will be provided at Vasquez Canyon Road for a staging area. The proposed trail extension would run a total distance of approximately 2.43 miles within portions of the project's open space, and will connect to a proposed park and staging area within an adjacent development project.

The estimated cost to improve the Mint Canyon Trail is \$175,000.

## **7. The Project Minimizes View Impacts.**

Development has been sited to minimize views of the project from off-site locations. The project preserves the dominant ridgelines and landscaping and revegetation will be required to mitigate impacts to views. From most off-site locations, the development is either buffered by natural features or the project is not expected to figure prominently in views.

## **8. The Project Will Enhance Regional Circulation.**

The project will develop a regional roadway to connect Whites Canyon Road and Sierra Highway, consistent with a proposed update to the County Highway Plan. Future White's Canyon and Cruzan Mesa Roads, which traverse the proposed SEA, are proposed to be deleted from the Highway Plan. The project's proposed regional roadway connection will replace these inappropriate alignments.

The proposed off-site extension of Whites Canyon Road would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Internal access within the project site would be provided via the project's internal streets, which would all be constructed to meet Los Angeles County Fire Department standards with respect to minimum street width, turning radii and other similar requirements.

The project will provide bike lanes and an extension of bus services along Skyline Ranch Road to facilitate alternate transportation. Improvements for deeded streets for Skyline Ranch Road are estimated to cost \$13,950,000.

**As Required by County Code Section 22.56.040(A)(3), the Requested Use at the Proposed Location Will Not Jeopardize, Endanger or Otherwise Constitute a Menace to the Public Health, Safety or General Welfare Because:**

The project is located proximate to emergency services and will improve regional fire protection. In addition, the project will comply with standard engineering practices, all regulatory requirements, and best management practices pertaining to geotechnical and flooding hazards.

The County's Environmental Impact Report prepared for the project finds that all impacts related to fire, geotechnical, and flooding hazards are less than significant or will be mitigated to less-than-significant levels.

Please see the following for additional supportive information:

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

The proposed development is adjacent to existing residential communities. Urban infrastructure has been extended to the project site and emergency services and other essential services are proximate to the project site.

**2. The Project Will Improve Regional Fire Protection.**

The project will provide on-site an appropriate fuel modification area, which will protect the project site and the surrounding community from fire. The project will comply with all Los Angeles County Fire Department requirements for development in the Very High Fire Hazard Severity zone, and all other applicable requirements in the County Fire and Building Codes regarding site access, fire hydrant spacing, water storage, building materials, and fire flow.

Based on an engineering study prepared for the project, the proposed water system could deliver fire flow of 1,250 gpm at 20 pounds per square inch for the duration of two hours in compliance with Los Angeles County Fire Department requirements.

The project will improve the regional circulation system, which will improve access for emergency vehicles. Emergency access to the project site would be provided primarily by the off-site extension of Whites Canyon Road, which would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Internal access within the project site would be provided via the project's internal streets, which would all be constructed to meet Los Angeles County Fire Department standards with respect to minimum street width, turning radii and other similar requirements.

The project will be required to pay fees pursuant to the Los Angeles County Fire Department's Developer Fee Program, which would be used toward land acquisitions, facility improvements,

and partial funding of new equipment. The estimated fire department developer fee to be paid by the project is \$3,628,800.

**As Required by County Code Section 22.56.040(B), the Proposed Site is Adequate in Size and Shape to Accommodate the Yards, Walls, Fences, Parking and Loading Facilities, Landscaping and Other Development Features Prescribed in the County Zoning Ordinance, or as is Otherwise Required in Order to Integrate the Proposed Use with the Uses in the Surrounding Area Because:**

The project site is large and can accommodate the development standards of the County Zoning Ordinance.

Please see the following for additional supportive information:

**1. The Project Site is Large and Can Accommodate Required Development Standards Prescribed in the Zoning Ordinance.**

The project provides sufficient space and accommodates all provisions of the County Zoning Ordinance as required to integrate the proposed development with the land uses existing in the surrounding area. The areas within the project site proposed for residential development, the park site and the elementary school lot will have appropriate space and area to accommodate required parking and loading, walls, yards, and landscaping.

**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:**

The project is adjacent to urban roadways and proposes roadway improvements to improve regional circulation.

Please see the following for additional supportive information:

**1. The Project Site is Located Near Urban Roadways.**

The project site is located adjacent to existing urban development. Improved roadways are adjacent to the site and can be easily connected to the proposed development.

**2. The Project Will Construct and Provide Funding for Important Regional Roadway Improvements.**

The project will develop a regional roadway to connect Whites Canyon Road and Sierra Highway, consistent with a proposed update to the County Highway Plan. The off-site extension of Whites Canyon Road will connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue.

**As Required by County Code Section 22.56.040(C)(2), the Proposed Site is Adequately Served by Other Public or Private Service Facilities as are Required Because:**

The project site will be part of an existing urban community, including public and private services, some of which will be developed by the project (e.g., an elementary school site, community park, smaller parks, and open space).

Please see the following for additional supportive information:

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

Proposed urban areas within the project site are located immediately adjacent to existing and approved urban development, and are located proximate to emergency services and other essential services.

**2. The Project Will Build a New Public Elementary School.**

The project will provide a site and construct a much-needed new public elementary school.

**3. Utility Services are Readily Available.**

Utility services are available without imposing any additional costs to the community and existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating deficiencies in adjacent residential areas.

The Environmental Impact Report prepared for the project determined that the project results in no significant impacts with respect to water resources, wastewater disposal, solid waste disposal, education, libraries, parks, and fire services.

**4. The Project Will Pay Library Fees.**

The project will pay a library fee in accordance with the County Public Libraries fee schedule to mitigate its impacts to library services. The estimated library fee to be paid by the project is \$895,860.

**5. Sufficient Commercial Land Uses Are Located Nearby.**

A full range of nearby commercial land uses exist near the project site. Soledad Canyon Road is located approximately one mile south of the project site and provides the nearest major commercial activities.



**Burden of Proof for Requested Conditional Use Permit  
Hillside Management  
Project No. 04-075  
Vesting Tentative Tract Map No. 060922  
Skyline 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:**

The project will comply with all applicable grading and development standards that have been established and are required to ensure that hillside development is conducted in a manner to protect the public health and safety.

Please see the following for additional supportive information:

**1. The Project Will Result in No Significant Geotechnical Resources Impacts.**

Adherence to standard engineering practices and Uniform Building Code requirements will ensure that project grading and construction will not generate hazardous conditions to on-site structures. Implementation of proposed measures, which include remedial grading, compacted fill buttresses, stabilization fill sections and shear keys, and design in accordance with the latest Uniform Building Code and current state-of-the-industry practices, will stabilize graded areas and create stable and safe conditions for current and future community residents.

**2. The Project Will Result in No Significant Seismic Impacts.**

No known active or potentially active faults traverse the project site and the project site is not within an Alquist-Priolo Earthquake Fault Zone. Therefore, the potential for ground rupture on the project site is considered very low.

Like all projects in the County of Los Angeles, the project site is situated within the seismically active Southern California region, and ground shaking is likely to occur from movement along nearby faults. The project will comply with the Uniform Building Code and Los Angeles County building standards to reduce potential for significant damage to structures resulting from strong seismic ground shaking.

Appropriate mitigation measures will be implemented to mitigate potentially significant impacts due to liquefaction, settlement, and landslides to less-than-significant levels, including designation of Restricted Use Areas and removal and recompaction of existing fill soils, colluvial deposits and slopewash, alluvial deposits, landslide debris, and terrace deposits.

### **3. The Project Will Result in No Significant Impacts Due to Slope Instability.**

The project site will be graded for major roads and infrastructure, to establish drainage patterns and to create buildings pads. Remedial grading in the form of buttress and stability fills will also occur. Appropriate mitigation measures in the form of drainage ditches, berms, and swales, impacts walls, and slope design will be required to mitigate potentially significant impacts due to slope instability to less-than-significant levels.

### **4. The Project Will Improve Regional Fire Protection.**

The project will provide on-site an appropriate fuel modification area, which will protect the project site and the surrounding community from fire. The project will comply with all Los Angeles County Fire Department requirements for development in the Very High Fire Hazard Severity zone, and all other applicable requirements in the County Fire and Building Codes regarding site access, fire hydrant spacing, water storage, building materials, and fire flow.

Based on an engineering study prepared for the project, the proposed water system could deliver fire flow of 1,250 gpm at 20 pounds per square inch for the duration of two hours in compliance with Los Angeles County Fire Department requirements.

The project will improve the regional circulation system, which will improve access for emergency vehicles. Emergency access to the project site would be provided primarily by the off-site extension of Whites Canyon Road, which would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Internal access within the project site would be provided via the project's internal streets, which would all be constructed to meet Los Angeles County Fire Department standards with respect to minimum street width, turning radii and other similar requirements.

The project will be required to pay fees pursuant to the Los Angeles County Fire Department's Developer Fee Program, which would be used toward land acquisitions, facility improvements, and partial funding of new equipment.

### **5. The Project Will Result in No Significant Impacts Due to Soil Erosion.**

The project will comply with standard measures implemented in grading plans to reduce erosion, including berms, paved interceptor drains, paved terrace drains, down drains, and other drainage structures to capture surface flows and convey them to appropriate basins or storm drain inlets. Such elements are required by the applicable Building Code and are commonly finalized through the plan check process.

Compliance with applicable Best Management Practices, required erosion control plans, and other regulatory requirements will be mandatory by the governing agencies. Such measures have proven to reduce undue soil erosion on projects in the nearby vicinity with similar soil types. A mitigation measure requiring preferential placement of soils containing significant

fines content in the outer five feet of fill slopes and 90 percent relative compaction for the outer face of fill slopes will be implemented to mitigate potentially significant impacts due to soil erosion to less-than-significant levels.

**6. The Project Results in No Significant Flood or Mud Flow Impacts and Will Improve Drainage Patterns.**

The project will construct comprehensive drainage systems designed in compliance with County standards, which will eliminate flood, mudflow or erosion hazards. Construction of the project is proposed to include several storm drain systems, 13 on-site desilting basins, and approved Standard Urban Storm Water Mitigation Plan (SUSMP) devices. A storm drain system will be installed to carry runoff from the developed and undeveloped portions of the project to regional off-site storm drain facilities. The proposed storm drain system includes a series of catch basins, inlets, and pipelines within the roads and parks. Energy dissipaters, such as rip rap, would be placed at the discharge points of each storm drain outlet.

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.

Potential impacts on flooding along Sierra Highway at Skyline Ranch Road due to the displacement of floodplain area within fill required to connect the roadways would be mitigated to less than significant levels by providing drainage features, such as a culvert or a bridge at the project entrance, that would allow water to flow under Skyline Ranch Road.

**7. The Project Site is Located Proximate to Emergency Fire Services.**

The project is located proximate to urban emergency services, including fire protection facilities. The project site is located within Battalion 6 of the Los Angeles County Fire Department's District. There are 9 existing and 11 proposed fire stations within the District, which serves the unincorporated areas of the Santa Clarita Valley and the City of Santa Clarita.

Based on the project's density, the Los Angeles County Fire Department has a minimum response distance of three miles. The closest fire station to the project site is Fire Station 107, located approximately one mile south of the site and well within the minimum response distance. The next closest fire station, Fire Station 104, is located temporarily approximately 2.5 miles southwest of the site. A permanent location for Fire Station 104 will be at the intersection of Golden Valley Road and Soledad Canyon Road, but a timeframe for its establishment has not been decided. In addition, Fire Station 128 is planned in the vicinity of the intersection of Plum Canyon and Whites Canyon Road, approximately 0.75 miles from the project site, and is expected to replace Fire Station 107 as the primary responder for the site.

**As Required by County Code Section 22.56.215(F)(1)(b), the Proposed Project is Compatible With the Natural, Biotic, Cultural, Scenic and Open Space Resources of the Area Because:**

The project transfers density and clusters development to preserve sensitive biological resources, including a proposed Significant Ecological Area (“SEA”), to provide large contiguous areas of natural open space, to reduce landform alteration and preserve views, and to avoid development of a significant ridgeline. The project will not significantly impact cultural resources.

Please see the following for additional supportive information:

**1. The Project Transfers Density and Clusters Development to Preserve Resources and Open Space.**

The project proposes to transfer density and cluster residential development on a 622-acre portion of a 2,173-acre project site. The transfer of density from urban areas within the project site, including 200 approved residential lots on Cruzan Mesa, is appropriate because the topography of the development site is flatter than the northerly portion of the site, the development site is located proximate to existing urban developments, and development patterns of the surrounding areas support the preservation of urban-designated areas as open space.

The transfer of urban and non-urban densities supports general plan policies encouraging the concentration of development near urban areas, preservation of open space and SEAs, preservation of major ridgelines and flood-prone areas, and reductions in grading:

- The proposed density transfer moves development from the more rugged portions of the project site (e.g., the central portion of the site dominated by areas in excess of 50 percent) to flatter portions of the site, even though pockets of greater than 50 percent slope will be developed by the project. This avoids impacts on a major ridgeline and development on steeper slopes in less accessible areas, reducing the amount of grading required for development, the area of disturbance per unit, and visual impacts.
- The proposed density transfer moves development from an area within Cruzan Mesa previously approved for development, which contains regionally significant biotic resources (vernal pools) and supports that area’s preservation and designation as a County SEA.
- The proposed density transfer maintains the northerly portion of the site in open space, thus preserving the rural character of the surrounding areas to the north, avoiding additional traffic in these areas, and providing transitional open space between the development to the south and the National Forest to the north.
- The proposed density transfer helps support development of a regional roadway to connect Whites Canyon Road and Sierra Highway, consistent with a proposed update to the County Highway Plan. The current Highway Plan depicts proposed Cruzan Mesa Road through the

proposed SEA. Compared to alignments shown on the current Highway Plan, this alternative roadway improvement would reduce grading and avoid impacts on sensitive biotic resources.

**2. The Project Will Preserve All of the On-Site Portion of the Proposed Cruzan Mesa Vernal Pools SEA.**

The proposed Cruzan Mesa Vernal Pools SEA comprise the Cruzan Mesa Vernal Pool Complex and the smaller Plum Canyon Vernal Pool. Vernal pools are regionally unique biotic communities that support a variety of special-status plants and animal species. These pools support the federally and state endangered California Orcutt grass, the federally threatened spreading navarretia and vernal pool fairy shrimp, and sensitive/declining vegetation communities of coastal sage scrub and holly-leaved cherry scrub. These pools also provide potential habitat for several additional non-agency listed special status species.

The project proposes to transfer density and cluster development to ensure that no development will occur in the 1,356 acres of the project site that are located within the proposed Cruzan Mesa Vernal Pools SEA. This includes 200 lots approved as part of recorded tract map number 44967. Additional open space outside the proposed SEA will also be provided.

The project will provide perimeter landscaping with a mix of native, drought-tolerant, low-fuel, and non-invasive plant species to serve as a buffer between improved areas of the site and adjacent open space areas.

**3. The Project Will Preserve Significant Open Space and an Immense Buffer to Transition to the Angeles National Forest.**

The project will preserve approximately 1,551 acres of the project site as permanent open space. Large portions of the open space are contiguous and preserve the entirety of the on-site portion of the proposed Cruzan Mesa Vernal Pools SEA.

Approximately 1,356 acres of the project's open space include the proposed SEA, which will be maintained as natural open space through the establishment of the proposed Skyline Ranch Conservation Area.

By transferring density from the northern portion of the project site, the project preserves the rural character of the surrounding areas to the north, avoiding additional traffic in these areas, and providing transitional open space between the development to the south and the National Forest to the north.

**4. The Project Will Preserve Wildlife Corridors.**

The vernal pools on Cruzan Mesa are isolated, high resource value sites, providing a habitat linkage for migrating waterfowl and potentially for shorebirds. They also provide a feeding ground for resident species. The project would not affect the vernal pools on Cruzan Mesa and

within Plum Canyon, therefore habitat linkages for migrating waterfowl and other mobile wildlife species using vernal pool resources would not be adversely affected by the project.

The project site is not a component of a significant regional wildlife movement corridor, it does not provide a linkage between two or more larger habitat area, and it is outside of any identified Missing Linkages in the San Gabriel Mountains/Castaic design. However, Plum Canyon and the unnamed canyon to the south undoubtedly still serve as local travel routes for terrestrial mammals and other more mobile species. The study area is directly linked to the Angeles National Forest through Vasquez Canyon to the north. Impacts to the unnamed canyon in the southern portion of the study area would not significantly impact regional wildlife movement as this canyon is currently fragmented from open space areas to the south. Effects on wildlife movement would be less than significant.

#### **5. The Project Will Improve Trails and Trail Connectivity.**

The project will extend the County trail system by dedicating an easement in the northern portion of the site, from Vasquez Canyon Road to the Plum Canyon fire road and southwesterly to a lookout point. Sufficient area will be provided at Vasquez Canyon Road for a staging area. The proposed trail extension would run a total distance of approximately 2.43 miles within portions of the project's open space.

#### **6. The Project Will Result in No Significant Impacts to Cultural Resources.**

Known archaeological resources have been subject to Phase II testing, which included mapping, surface collecting of artifacts, hand excavation of test pits, laboratory testing, cataloging, analyses of the recovered artifact collection, and historical records searches. The results of the testing indicate a low probability for the sites to provide additional information to the extent that the sites are not considered unique archaeological resources. Project impacts are considered less than significant.

There are no known Native American resources recorded near the project area, and the project is not expected to have an impact on these resources.

Mitigation measures will be implemented, including paleontological survey and treatment program, monitoring, and data recovery, to mitigate potential impacts to paleontological resources to less-than-significant levels.

#### **7. The Project Minimizes View Impacts.**

Development has been sited to minimize views of the project from off-site locations. The project preserves the dominant ridgelines and landscaping and revegetation will be required to mitigate impacts to views. From most off-site locations, the development is either buffered by natural features or the project is not expected to figure prominently in views.

**As Required by County Code Section 22.56.215(F)(1)(c), the Proposed Project is Conveniently Served by Neighborhood Shopping and Commercial Facilities Because:**

The project site is located adjacent to urban development and proximate to commercial land uses.

Please see the following for additional supportive information:

**1. Existing Commercial Land Uses are Located Nearby.**

A full range of nearby commercial land uses exist near the project site and in the City of Santa Clarita. Soledad Canyon Road is located approximately one mile south of the project site and provides the nearest major commercial activities.

**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:**

The project site is located adjacent to urban development and proximate to public services and infrastructure.

Please see the following for additional supportive information:

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

Proposed urban areas within the project site are located immediately adjacent to existing and approved urban development, and are located proximate to essential public services, which can be extended readily to the project site.

The project results in no significant impacts with respect to water resources, wastewater disposal, solid waste disposal, education, libraries, parks, and fire services.

**2. Utility Services are Readily Available.**

Utility services are available without imposing any additional costs to the community and existing utility services have the capacity to serve the proposed development without any burden on the utilities and without creating deficiencies in existing developments.

In addition, the project will improve water delivery infrastructure to provide needed additional storage capacity to the Santa Clarita Water Division of the Castaic Lake Water Agency. The project provides an additional connection for infrastructure through Skyline Ranch Road between Sierra Highway to Plum Canyon.

**3. The Project Will Provide Important Infrastructure Improvements to Benefit the Community.**

The project will construct substantial infrastructure improvements and pay developer fees that will benefit the community. These include the school improvements and fees (estimated cost of \$41,004,549); the park site and park improvements (estimated cost of \$4,780,000); off-site sewer improvements (estimated cost of \$1,392,840); deeded streets for Skyline Ranch Road (estimated cost of \$13,950,614); Mint Canyon Trail improvements (estimated cost of \$175,000); improvements to the water delivery system (estimated cost of \$1,501,652); fire department developer fee (estimated cost of \$3,628,800); 78-inch storm drain system to mitigate downstream erosion and drainage; bridge to mitigate flooding for Skyline Ranch Road; open space, including SEA preservation (estimated land cost of \$65,000,000); optional pedestrian bridge over Skyline Ranch Road (estimated cost of \$1,250,000); and library developer fees (estimated cost of \$895,860). These represent a combined value of \$133,579,315 of infrastructure improvements for the community.

**As Required by County Code Section 22.56.215(F)(1)(c), the Proposed Project is Consistent with the General Plan Because:**

**1. The Project is Consistent with the General Plan, including Plan Policies Encouraging Clustering and Density Transfer to Preserve Resources and Open Space and to Minimize Grading.**

The project utilizes density transfers and clustering to maximize open space, to eliminate all development within the proposed SEA (including 200 recorded lots on Mystery Mesa), to preserve significant ridgelines, to minimize grading, to preserve floodways and drainages, and to preserve wildlife corridors and sensitive biological resources. All of these important objectives are supported by the General Plan.

The Santa Clarita Valley Area Plan The General Plan includes the following provisions:

- Section V.B.1.d, page 33, expressly authorizes density transfer among land use classifications within a project site (regardless of urban or non-urban designation) when geological and topographic data support the need, the number of units is not increased and health and safety is not detrimentally affected;
- Section V.B.1.b, page 33, provides that residential densities should be considered as average densities for the total proposed development site, to promote clustering, the provision of additional open space and the avoidance of hazardous lands;
- Section V.B.7.c.3, page 41, expressly authorizes density transfer as a tool to preserve SEAs; and
- Sections V.C.1.a.2 and V.C.1.b.2, pages 44 and 46, respectively, encourage density transfer and clustering of structures in urban and non-urban hillsides from steeper to more gently

rolling and level land as a means of preserving the natural terrain, minimizing grading and reducing exposure to natural hazards.

Further, the following general policies encourage density transfer:

- Land Use Element Policy 2.4 encourages the consideration of residential densities as averages to allow for the clustering of development and the transfer of unit credit;
- Land Use Element Policy 2.5 authorizes density transfer to preserve hillsides, to promote superior design and to respond to changing housing needs; and
- Environmental Natural Resources Element Policy 1.5 encourages clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain.

The project does not violate the Plan policy prohibiting density transfer within Non-Urban hillsides to areas of a project site predominantly in excess of 50 percent natural slope (page 46 of the Plan). To the contrary, the project will transfer density from the northerly portion of the site where 50% slopes predominate to the development site where less than 50% slopes predominate.

General Plan consistency cannot be determined by identifying isolated General Plan policies. Policies relating to protection of slopes cannot be elevated above all other policies. The project is designed to direct development away from steeper slopes to flatter areas, and promotes many important General Plan goals and policies to preserve SEAs, open space, sensitive biological resources, drainages, and views.

Perfect conformity with each and every Plan policy is an impossible and inappropriate task given the wide range of competing interests that a general plan attempts to promote. Indeed, as a matter of law, strict consistency with each and every Plan policy is not required when reviewing a project for consistency with a general plan. *See Families Unafraid to Uphold Rural Etc. County v. Board of Supervisors*, 62 Cal.App.4th 1332, 1336 (1998). Because the various policies promoted by a general plan attempt to balance a range of competing interests, the governmental decisionmaker must be allowed to weigh and balance a plan's policies when applying them, and it has broad discretion to construe its policies in light of the plan's purposes. *See Families Unafraid*, 62 Cal.App.4th at 1336. It follows that it is impossible for a project to be in perfect conformity with each and every policy set forth in the plan. *See Families Unafraid*, 62 Cal.App.4th at 719-20 and *Defend the Bay v. City of Irvine*, 119 Cal.App.4th 1261 (2004).

Consequently, the law provides that a proposed project is consistent with a general plan if it is in overall harmony with the plan, furthers one or more plan policies and does not conflict with mandatory plan policies. See *Sequoyah Hills Homeowners Ass'n v. City of Oakland*, 23 Cal.App.4th 704 (1993).

The project also promotes the following General Plan Objectives and Policies:

**A. The Project Provides for Land Use Arrangements That Take Full Advantage of Existing Public Service and Facility Capacities.**

The proposed density transfer clusters development areas adjacent to urban development and nearby infrastructure, thereby avoiding the need to extend infrastructure to remote areas of the site. Existing public services and facilities that serve built residential areas next to the project site can be readily extended, and the project will also provide an elementary school site and an improved community park.

**B. The Project Maintains and Enhances the Quality of Existing Residential Neighborhoods.**

The proposed project will complement and be an extension of existing residential neighborhoods. Combined public facilities and recreational opportunities will enhance the value and attractiveness of existing and new neighborhoods.

**C. The Project Encourages High Quality Design, Compatible With and Sensitive to the Natural and Manmade Environment.**

Contour grading, clustered residential development, open space preservation, and restoration of the project site with native landscaping ensures compatibility and sensitivity to the natural environment.

**D. The Project Encourages More Efficient Use of Land, Compatible With and Sensitive to Natural Ecological, Scenic, Cultural and Open Space Resources.**

Maximizing the preservation of large areas of the project site as natural open space and a naturalized restoration of open space along with development transition areas ensures compatibility with areas which will remain in their natural state after project development. Limiting development to lower elevation areas will minimize viewshed impacts from off-site view locales.

**E. The Project is Compatible with the Natural and Manmade Environment and Implements High Quality Design Standards.**

Development of the project will be blended with open space areas through contour grading transition between development and open space. The areas will be restored with native vegetation.

**F. The Project Ensures Compatibility of Development Adjacent to the Angeles National Forests.**

The Angeles National Forest is located to the north of the project site. This area will be protected from encroachment by a buffer of natural open space, which transitions to the south into the residential area. The buffer will minimize the potential for intrusion into the National Forest.

**G. The Project Has Adequate Access to Paved Roads and Water Lines of Sufficient Capacity.**

The proposed density transfer would help support development of a regional roadway that would connect Whites Canyon Road and Sierra Highway consistent with a proposed update to the County Highway Plan. The off-site extension of Whites Canyon Road, which would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. Internal access within the project site would be provided via the project's internal streets, which would all be constructed to meet Los Angeles County Fire Department standards with respect to minimum street width, turning radii and other similar requirements.

Potable water service serving existing subdivisions presently can be extended to the project site.

**H. The Project Affords Effective Protection for Significant Ecological and Habitat Resources, and Lands of Major Scenic Value.**

The project proposes to transfer density and cluster development to ensure that no development will occur within the proposed Cruzan Mesa Vernal Pools SEA (1,356 acres), including 200 lots approved as part of recorded tract map number 44967.

**2. The Project is Consistent With the Draft *One Valley One Vision* Update to the Santa Clarita Valley Area Plan.**

The County is preparing an update to the Santa Clarita Valley Area Plan called *One Valley One Vision*. The plan is meant to ensure consistency with both the County's General Plan and the City of Santa Clarita's General Plan.

The draft plan designates the southerly portion of the project site where development is proposed as Large Lot Residential (H2). The northerly portion of the site, which comprises the proposed Cruzan Mesa Vernal Pools SEA, is designated Rural Land (RL5). Under the proposed land use classifications, approximately 1,795 dwelling units could be developed on the site, which is far more than the current development proposal of 1,260 homes.

**As Required by County Code Section 22.56.215(F)(1)(d), the Proposed Development Demonstrates Creative and Imaginative Design, Resulting in a Visual Quality that Will**

**Complement Community Character and Benefit Current and Future Community Residents Because:**

The project is clustered adjacent to existing urban development and infrastructure, which takes advantage of existing infrastructure and allows for the preservation of most of the site as open space, including a proposed SEA and a significant ridgeline, and an immense buffer between the Angeles National Forest and urban development.

**1. The Project's Density Transfer and Clustered Land Plan Was Chosen to Preserve Open Space and Environmental Resources, Including a County-Proposed SEA.**

The project proposes to transfer density and cluster residential development on a 622-acre portion of a 2,173-acre project site. The density transfer includes the retirement of 200 approved residential lots on Mystery Mesa, a regionally significant open space resource and the drainage areas for vernal pools located within a County-proposed SEA.

The proposed density transfer supports general plan policies encouraging the concentration of development near urban areas, preservation of open space and SEAs, preservation of major ridgelines and flood-prone areas, and reductions in grading.

The proposed density transfer moves development from the more rugged portions of the project site (e.g., the northerly portion of the site predominated by areas in excess of 50 percent) to flatter portions of the site, thereby avoiding impacts to a major ridgeline and development on steeper slopes in less accessible areas, reducing the amount of grading required for development, the area of disturbance per unit, and visual impacts.

The proposed density transfer also avoids development of a County-proposed SEA and maintains the northerly portion of the site in open space, thus preserving the rural character of the surrounding areas to the north and providing transitional open space between the development to the south and the National Forest to the north.

The proposed density transfer would help support development of a regional roadway to connect Whites Canyon Road and Sierra Highway consistent with a proposed update to the County Highway Plan. The current Highway Plan depicts proposed Cruzan Mesa Road through the proposed SEA.

**2. The Project Establish a National Forest Buffer and Preserves the Rural Character of the Surrounding Areas to the North.**

By transferring density from the northern portion of the project site, the project preserves the rural character of the surrounding areas to the north, avoiding additional traffic in these areas, and providing transitional open space between the development to the south and the National Forest to the north.

**3. The Preserves Substantial Public Open Space and Utilizes Contour Grading.**

Single family residences will be clustered, thereby preserving substantial open space and habitat areas. Contour grading will allow the development areas to better blend into the open space areas and at the same time reduce the volume of grading as compared to conventional grading techniques.



**Burden of Proof for Requested Conditional Use Permit  
Grading on Adjacent Off-Site Properties  
Project No. 04-075  
Vesting Tentative Tract Map No. 060922  
Skyline Ranch Project**

The development of a regional roadway connecting Plum Canyon Road to Sierra Highway (Skyline Ranch Road) will require approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill on 33.7 acres located adjacent to the Skyline Ranch project site. Additional grading will occur on the Skyline Ranch project site, which is the subject of a separate conditional use permit request.

The import or export of excavated material to the Skyline Ranch project site to or from these properties will not require a transport route passing occupied dwellings, a hospital, or a school. The off-site grading is incidental to and necessary for the proposed construction of Skyline Ranch Road.

**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 Will Comply with Standard Engineering Practices, Regulatory Requirements and Best Management Practices.**

The project will comply with standard engineering practices, all regulatory requirements, and best management practices for grading. The County's Environmental Impact Report prepared for the Skyline Ranch project analyzed the off-site grading and finds that all impacts related to geotechnical, seismic, slope stability, erosion and flooding hazards are less than significant or will be mitigated to less-than-significant levels.

**2. The Project Will Not Require Truck Trips on Local Streets**

The project site is located immediately adjacent to the Skyline Ranch project site. The import and export of excavated materials between the project site and the Skyline Ranch project site will not require a haul route along any public streets or passing any residence or other sensitive receptor.

**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 Will Enhance Regional Circulation.**

The project involves grading incidental to and necessary for the development of a regional roadway connecting Plum Canyon Road and Sierra Highway, consistent with the County's

proposed update to the County Highway Plan. The proposed road will connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the Skyline Ranch project site as Skyline Ranch Road, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue. The road will include bike lanes and an extension of bus services along Skyline Ranch Road to facilitate alternate transportation.

Improvements for deeded streets for Skyline Ranch Road provide community benefits at an estimated cost of \$13,950,000.

**2. The Project is Consistent With the Draft *One Valley One Vision* Update to the Santa Clarita Valley Area Plan.**

The County is preparing an update to the Santa Clarita Valley Area Plan called *One Valley One Vision*. The plan is meant to ensure consistency with the County's General Plan and the City of Santa Clarita's General Plan. The draft *One Valley One Vision* plan depicts Skyline Ranch Road as a secondary highway in the approximate alignment proposed by the project.

**3. The Project Preserves the Proposed Cruzan Mesa Vernal Pools SEA.**

The project will perfect the County's plan to designate 958 acres near the project site as a Significant Ecological Area (SEA). The SEA includes two vernal pool areas: the Cruzan Mesa Vernal Pool Complex and the smaller Plum Canyon Vernal Pool. Vernal pools are regionally unique biotic communities that support a variety of special-status plants and animal species. These pools support the federally and state endangered California Orcutt grass, the federally threatened spreading navarretia and vernal pool fairy shrimp, and sensitive/declining vegetation communities of coastal sage scrub and holly-leaved cherry scrub. These pools also provide potential habitat for several additional non-agency listed special status species.

The current County Highway Plan depicts the extension of Whites Canyon Road and new Cruzan Mesa Road through the proposed SEA. Federal and state resource agencies oppose the current road alignments due to unacceptable environmental impacts.

The project proposes grading incidental to and necessary for an alternative regional road connection between Plum Canyon Road and Sierra Highway, through the Skyline Ranch project site. The proposed road is located entirely outside of the proposed SEA and will eliminate the need to construct the inappropriate road alignments through the proposed SEA.

Unlike the current road alignments, the proposed new road is closer to urban development within the City of Santa Clarita, avoids the SEA, minimizes disturbance of natural terrain, is not opposed by federal and state resource agencies, and does not invite leapfrog development. The proposed road will service existing and planned development, and provides important connectivity to Sierra Highway and the Antelope Valley Freeway.

**As Required by County Code Section 22.56.040(A)(3), the Requested Use at the Proposed Location Will Not Jeopardize, Endanger or Otherwise Constitute a Menace to the Public Health, Safety or General Welfare Because:**

**1. The Project Will Comply with Standard Engineering Practices, Regulatory Requirements and Best Management Practices.**

The project will comply with standard engineering practices, all regulatory requirements, and best management practices pertaining to the grading operation. The County's Environmental Impact Report prepared for the Skyline Ranch project analyzed the entire grading operation, including off-site grading, and finds that all impacts related to geotechnical, seismic, slope stability, erosion and flooding hazards are less than significant or will be mitigated to less-than-significant levels.

**2. The Project Will Improve Regional Fire Protection.**

The project will improve the regional circulation system, which will improve access for emergency vehicles. Emergency access to the project site would be provided primarily by the proposed Skyline Ranch Road, which would connect from Plum Canyon on the west (through Tract 46018) to the southeast and through the Skyline Ranch project site, ultimately connecting to Sierra Highway north of its existing intersection with Adon Avenue.

**As Required by County Code Section 22.56.040(B), the Proposed Site is Adequate in Size and Shape to Accommodate the Yards, Walls, Fences, Parking and Loading Facilities, Landscaping and Other Development Features Prescribed in the County Zoning Ordinance, or as is Otherwise Required in Order to Integrate the Proposed Use with the Uses in the Surrounding Area Because:**

The project involves grading incidental and necessary for the construction of a road. The County Zoning Ordinance does not prescribe development standards for roads.

**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:**

The project involves grading incidental and necessary for the construction of a road. The proposed road will be constructed to secondary highway standards consistent with proposed updates to the County Highway Plan. Existing urban development and improved roadways are adjacent to the project site and can be easily connected to the proposed road.

**As Required by County Code Section 22.56.040(C)(2), the Proposed Site is Adequately Served by Other Public or Private Service Facilities as are Required Because:**

The project is adjacent to urban development. The proposed road will be constructed to secondary highway standards and will improve the regional circulation system.





# OAK TREE PERMIT BURDEN OF PROOF

TT 60922 | Project # 04-075

Please identify the number of oak trees proposed for:

1 Removal     Encroachment     To Remain    1 Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

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

See attachment

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

See attachment

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

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:
  - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
  - b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or
2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or
3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.
4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

See attachment

**Burden of Proof  
Tentative Tract 60922**

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

*Response:* The entire subject site (2,173 acres) has one tree and we are requesting to remove the same. The replacement of oak tree will be mitigated per the County Forestry division guidelines.

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

*Response:* The proposed removal of the scrub oak tree will not result in soil erosion through the diversion or increased flow of surface waters. The location of the oak tree proposed for removal will be graded (80' fill) as part of the proposed development. Standard conditions of approval include erosion control measures, which have been incorporated into the proposed development to satisfactorily mitigate this concern.

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

- 1. That the removal of oak trees proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:**
  - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or**
  - b. Placement of such tree(s) precludes the reasonable use and efficient use of such property for a use otherwise authorized, or**
- 2. That the oak Trees proposed for removal or reduction interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of tree(s), or**
- 3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or danger of falling, is such that it cannot be remediated through reasonable preservation procedures and practices.**
- 4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedures.**

*Response:* The removal of one oak tree is necessary as continued existence at the present locations frustrates the planned improvements/of streets and lots or proposed use of the subject property to such an extent that:

- a. The cost of alternative development plans would be prohibitive given the size and condition of the one scrub oak tree proposed for removal, and
- b. Placement of such tree precludes the reasonable depth of fill and efficient use of said property.
4. That the removal of the oak trees will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedures. The applicant proposes to plant a minimum of ten coast live oak trees in the proposed projects landscaping scheme in parks or other open space areas.

# Natural Resource Consultants

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July 07, 2009

Mr. Hugh Hewitt  
Hewitt & O'Neil LLP  
19900 MacArthur Boulevard, Suite 1050  
Irvine, CA 92612

**SUBJECT:** Status of Single Coast Live Oak Tree (*Quercus agrifolia*) on the Approximately 2,173-acre Skyline Ranch Site, Los Angeles County, California.

Dear Mr. Hewitt:

Natural Resource Consultants (NRC) was retained by Hewitt & O'Neil LLP to update the description of the single coast live oak (*Quercus agrifolia*) occurring on the Skyline Ranch site. This tree is proposed to be removed by project development and is described in the Draft Environmental Impact Report (DEIR) and associated Los Angeles Oak Tree Removal Permit for the Skyline Ranch project. NRC evaluated this tree in July of 2003 and, but for fire-damage incurred in October 2007 as described in this letter, is accurately described by the oak tree report dated April 10, 2007 (NRC 2007). No other oak tree occurs on-site. The following letter describes the methods, results and conclusions from NRC's 2009 evaluation of the oak.

## SITE LOCATION AND DESCRIPTION

The Skyline Ranch site encompasses approximately 2,173 acres located in the upper Santa Clarita Valley north of Highway 14 (Antelope Valley Freeway) and the city of Santa Clarita in unincorporated northern Los Angeles County, California. The site is roughly defined by Sierra Highway (Mint Canyon) on the east and southeast, residential and future residential communities on the south and southwest, Plum Canyon Road on the west, Bouquet Canyon Road to the northwest, and Vasquez Canyon Road to the northeast. Plum Canyon forms the major drainage on-site and runs east-west, ultimately draining into Bouquet Canyon west of the site. The site ranges in elevation from approximately 1,445 feet adjacent to the residential community at the southwestern corner of the site to just over 2,400 feet on Beacon Hill west of Fitch Avenue and south of the extension of Arline Street that traverses Plum Canyon. At the north end of the site is Cruzan Mesa, a flat terrace bordered on the west, north, and east by steep escarpments.

Vegetation within Drainage 5 prior to the 2007 Buckweed fire was composed predominantly of various shrub communities, including coastal sage scrub, chaparral, coastal sage-chaparral scrub and holly-leaved cherry scrub. The one (1) coast live oak on-site occurred within Drainage 5 within the holly-leaved cherry scrub. All vegetation on-site was burned during the fire.

## FIELD METHODS

NRC biologist Thomas Juhasz visited the site on July 03, 2009. The site visit focused on the location of the on-site coast live oak located in Drainage 5 within holly-leaved cherry scrub. NRC evaluated the current physical condition of the tree and surveyed the site to determine if any other oak trees had matured since the 2005 survey. Photographs of the single oak tree on the Skyline Ranch site are shown on Exhibit 1.



## RESULTS AND DISCUSSION

### *MORPHOLOGY*

Based on observation in July 2003 the single coast live oak on-site is a mature specimen located within a narrow seasonal drainage. The tree is estimated at 60 feet in height, with a partially resprouted crown occurring on one (1) of two (2) co-occurring trunks. The DBH was measured at approximately 32 inches with a circumference of 110.5 inches. The protected zone of the oak (canopy) reaches 74.9 feet at its widest point.

### *HEALTH*

The oak incurred significant structural damage in the 2007 Buckweed fire. Epicormic sprouting has occurred on the eastern trunk, with approximately 75 percent canopy cover on the tree. No new growth was observed on the western trunk. Charred wood within the trunk indicates that the fire has permanently damaged the sapwood which performs the core transpiration activities of the tree. Basal sprouting is occurring on the dead trunk which has the potential for forming new trunks long term.

### *PARASITES AND DISEASES*

The tree shows no signs of disease or parasite infestation. The tree is fire-damaged and is more susceptible to insect pests and disease than in pre-fire conditions. The occurrence of fungus and wood boring insects is possible in the near term based on existing fire damage.

### *PROPOSED MITIGATION*

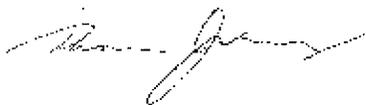
Consistent with the Draft DIER the Applicant proposes to plant a minimum of ten (10) 24 " box coast live oaks in the proposed project's open space areas that are suitable for the long term establishment of oaks. Mitigation oaks shall be selected by a qualified oak tree consultant. All selected oaks will be in natural form with no lopping or other structural defects. All mitigation oaks shall be inspected for proper root development and any tree with a poorly developed root system (i.e. girdling etc) will be rejected. The precise locations of these mitigation plantings shall be evaluated by a qualified oak tree consultant in coordination with the project's landscape architect.

No other on-site oaks were observed within the impact zone of the proposed development.

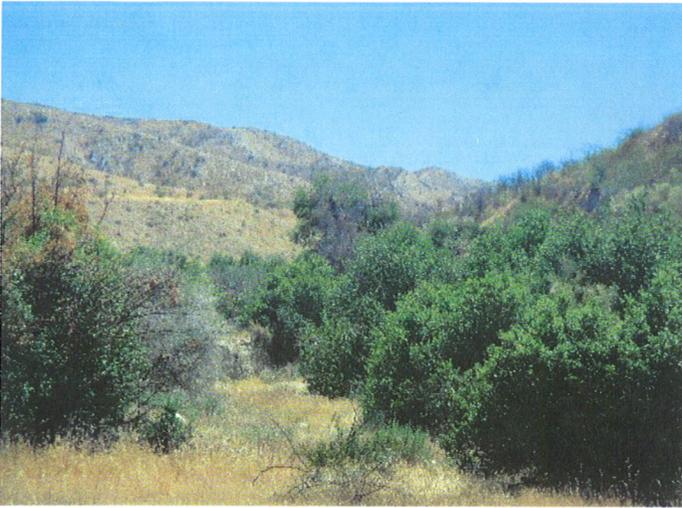
If you have any questions or comments regarding this letter, please contact me directly at 949.497.0931 x213.

Sincerely,

### NATURAL RESOURCE CONSULTANTS



Thomas Juhasz  
Certified Arborist WE-8262A



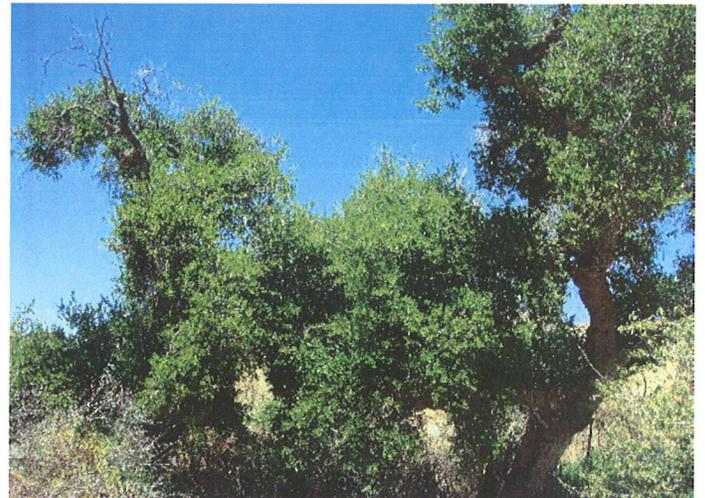
**Photo 1** Photograph of coast live oak (*Quercus agrifolia*) looking northeast. The holly leaved cherry (*Prunus ilicifolia*) in the foreground is now three (3) to five(5) feet in height. Photo taken July 3, 2009.



**Photo 2** Photo of coast live oak facing east depicting dead western trunk. The sapwood within the trunk has been badly damaged by the 2007 Buckweed fire and the western half of the tree will likely not recover.



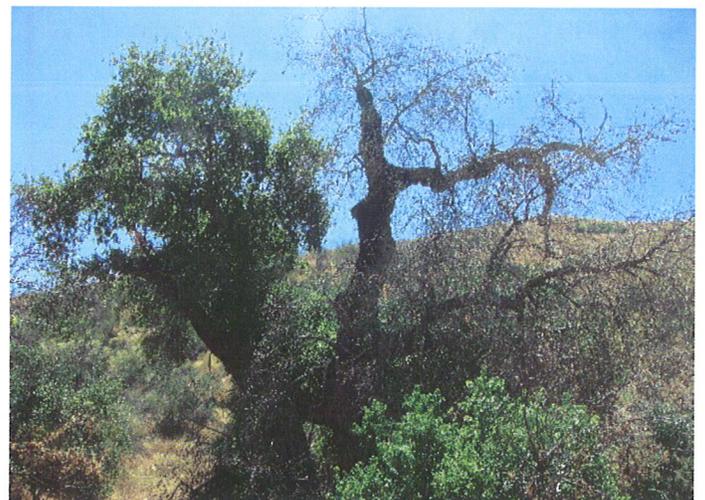
**Photo 3** Photo of coast live oak depicting the flare of the eastern trunk. The eastern trunk suffered minimum damage from the fire.



**Photo 4** Photo of coast live oak looking west depicts the recovering canopy on the eastern trunk of the coast live oak. The epicormic sprouting originates from the main scaffolds of the tree, not the pre-fire branches. Photo taken July 3, 2009.



**Photo 5** Photo of coast live oak depicting epicormic growth along the main scaffolds of the eastern trunk. Note the approximately 10" diameter cavity on the main trunk. Photo taken July 3, 2009.



**Photo 6** A photo of the coast live oak looking south shows the co-occurring trunks of the coast live oak. The eastern trunk is actively resprouting while the western trunk shows no sign of recovery. Photograph taken July 3, 2009.

**EXHIBIT 1: OAK TREE DATA – POST FIRE PHOTOGRAPHS**  
**SKYLINE RANCH | LOS ANGELES COUNTY, CALIFORNIA**



**Flag Lot Burden of Proof**  
**Project No. 04-075**  
**Vesting Tentative Tract Map No. 060922**  
**Skyline Ranch Project**

**As Required by County Code Section 21.24.320, the Proposed Platting of Flag Lots is Justified by Topographic Conditions and the Size and Shape of the Division of Land Because:**

The proposed subdivision includes 1,260 single-family residential lots, of which only 5 lots are flag lots. The proposed flag lots are Lot 20, Lot 499, Lot 502, Lot 539, and Lot 542. The frontages for each of the flag lots range from 20 feet to 24 feet. The proposed subdivision is a hillside development.

The proposed flag lots are not the traditional flag lot design. They do not contain a skinny “pole” between other residential lots and a wider “flag” behind a residential lot. Rather, the lots are more pie-shaped, with direct frontage on a County-maintained street unimpeded by another residential lot. Each flag lot widens towards the rear of the lot because it is located on a cul-de-sac, where a row of rectangular lots would underutilize the property comprising the rear portion of the lots.

The flag lots were necessary to accommodate the City of Santa Clarita’s request for an extensive paseo system throughout the project and, with respect to Lot 20, to accommodate a greenbelt area at the end of the cul-de-sac.

**As Required by County Code Section 21.24.320, the Proposed Platting of Flag Lots is Not in Conflict with the Pattern of Neighborhood Development Because:**

The proposed flag lots have direct frontage on a County-maintained street. The homes will maintain a presence to the street, are oriented to the street, and will be visible from the street. Each unit will have both a front and a rear yard on opposite sides of the home. The front yard setback will match the neighborhood pattern and meet County standards, including adequate vehicle turn-around space for each home. No area, setback or other variance is needed for the

proposed homes, and no privacy concerns are raised by the proposed design because the flag lots do not locate one home behind the back yard of another home.

Because the proposed flag lots are not the typical flag lot design, many of the concerns regarding traditional flag lots are not implicated by the proposed design.

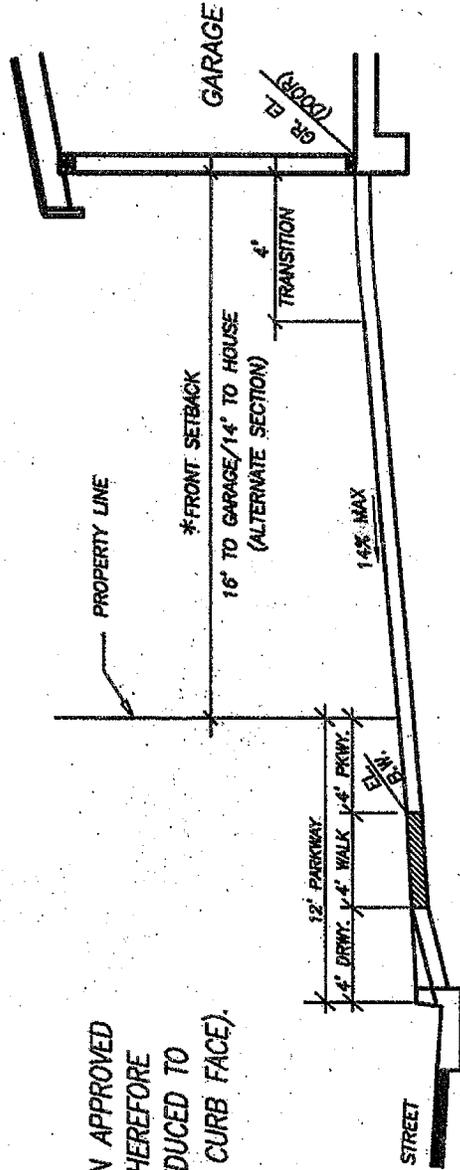
Traditional flag lots are discouraged for safety reasons because it can be difficult for emergency services to locate and access lots that do not have direct frontage along a County-maintained street and are often hidden behind other homes. With the proposed design, the new homes will have direct frontage on and will be visible from a County-maintained street.

Traditional flag lots are also discouraged because the sharing of a common driveway by several homes can create additional civil concerns of ongoing maintenance that all users must agree to. This subdivision is designed so that each of the proposed flag lots will have its own driveway.

Lastly, traditional flag lots are discouraged on smaller infill sites because redevelopment of existing low-density, single-family residential neighborhoods with flag lots can lead to overdensification of narrow streets, large asphalt areas to access rear lots and an overwhelming mass of new units incompatible with the existing neighborhood. None of these concerns are raised by the proposed flag lots. The proposed subdivision creates a new neighborhood, with streets built to County standards, and the proposed design will not increase suddenly the density of an existing neighborhood.

**\* NOTE:**

ALTERNATE STREET SECTION HAS BEEN APPROVED  
IN THE TENTATIVE MAP CONDITIONS. THEREFORE  
MINIMUM FRONT YARD SETBACK IS REDUCED TO  
14' FROM PROPERTY LINE (26' FROM CURB FACE).



# TYPICAL DRIVEWAY

NO SCALE

**NOTE:**

EACH LOT HAS A MIN.  
2% SLOPE CROSS FLOW  
FROM HIGH SIDE LOT AT  
GRADE BREAK TO LOW  
SIDE FRONT OF LOT AT PL.

**NOTE:**

± ALLOWS FOR A

