



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 25, 2010

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

FROM: <sup>ACB</sup> Alejandrina C. Baldwin, Principal Regional Planner for  
Susan Tae, Supervising Regional Planner  
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**

March 3, 2010; AGENDA ITEM NO. 6 a, b, c, d, e, f, g

\* SUPPLEMENTAL INFORMATION \*

**PROJECT BACKGROUND**

The project, known as Skyline Ranch, is a clustered residential development of 1,260 single-family residential lots, 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 vesting tentative tract map was filed with a Conditional Use Permit ("CUP") for onsite grading, urban and nonurban hillside management, density-controlled development and for a temporary materials processing facility. The project 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.

**PROJECT ISSUES/TECHNICAL HOLDS UPDATE**

Sine staff's memo to your Commission dated February 18, 2010, the tentative and

Exhibit "A" maps dated October 22, 2009, reviewed by the Subdivision Committee on November 30, 2009, have not cleared Subdivision Committee.

Street Improvements to Skyline Ranch Road

The Los Angeles County Department of Public Works ("Public Works") is still requiring proof of off-site easements/rights of way for construction of Skyline Ranch Road to their satisfaction.

Updated Findings and Conditions

The draft Findings of Fact and Statement of Overriding Considerations for the EIR are forthcoming in the next hearing package.

**RECOMMENDATION**

At time of writing, all holds have not been cleared by the Subdivision Committee.

Once all holds are cleared, staff will recommend that your Commission close the public hearing, certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations. Staff will also recommend that your Commission approve the vesting tentative tract map, CUPs, oak tree permit and highway realignment, and recommend to the Board of Supervisors approval of the general plan amendment.

At this time staff recommends a continuance to a date certain. For the next continued hearing, staff will prepare the Final EIR with Findings of Fact and Statement of Overriding Considerations and draft findings and conditions for approval for your Commission's consideration.

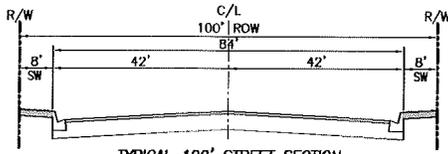
**Recommended Motion: I move that the Regional Planning Commission continue the public hearing to a date certain in order for the final technical clearances on the subdivision to be received and for the preparation of the Final Environmental Impact Report with Findings of Fact and Statement of Overriding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

ACB:acb

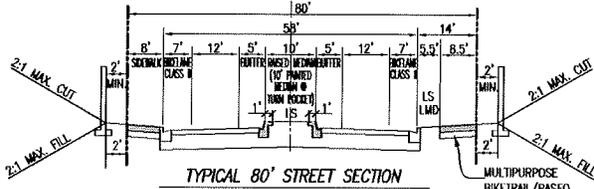
2/25/2010

Attachment: Skyline Ranch Road Street Cross-Sections

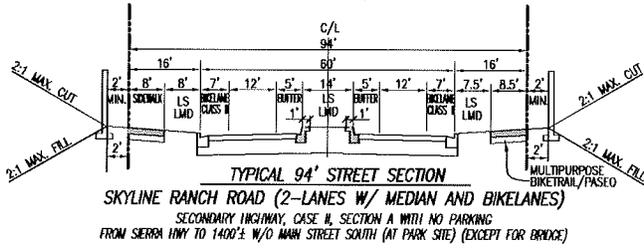
# STREET CROSS SECTIONS



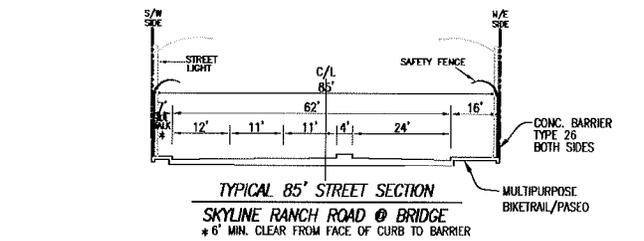
**TYPICAL 100' STREET SECTION**  
SIERRA HIGHWAY (PROPOSED COUNTY SECTION)  
SEE 58' HALF STREET SECTION HEREON



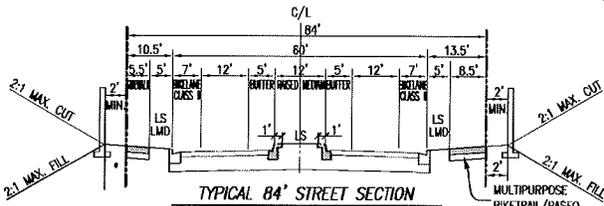
**TYPICAL 80' STREET SECTION**  
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKE LANES)  
FROM BENSON EXTENSION TO PLUM/WHITES CANYON ROAD



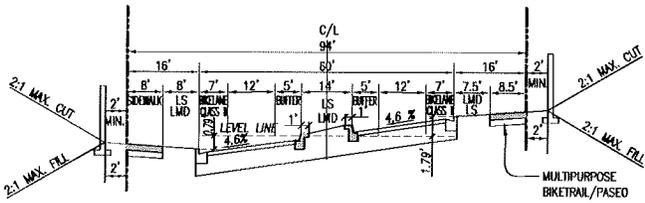
**TYPICAL 94' STREET SECTION**  
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKE LANES)  
SECONDARY HIGHWAY, CASE II, SECTION A WITH NO PARKING  
FROM SIERRA HWY TO 1400± W/O MAIN STREET SOUTH (AT PARK SITE) (EXCEPT FOR BRIDGE)



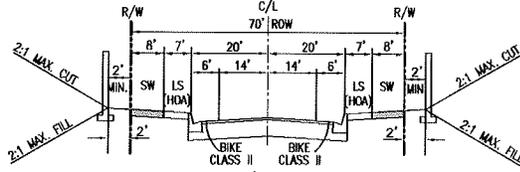
**TYPICAL 85' STREET SECTION**  
SKYLINE RANCH ROAD @ BRIDGE  
\* 6' MIN. CLEAR FROM FACE OF CURB TO BARRIER



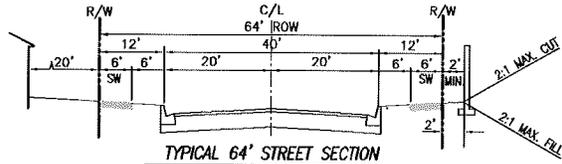
**TYPICAL 84' STREET SECTION**  
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKE LANES)  
FROM 1400± W/O MAIN STREET SOUTH (AT PARK SITE) TO BENSON EXTENSION  
\*ADDITIONAL EASEMENTS MAY BE REQUIRED BEYOND THE 5'6" SIDEWALK FOR UTILITIES OR SIDEWALK POP-OUTS



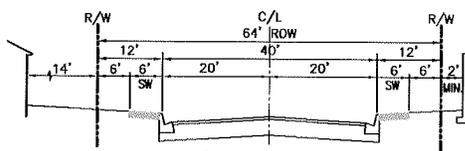
**TYPICAL 94' STREET SECTION**  
SKYLINE RANCH ROAD (SUPERELEVATION)



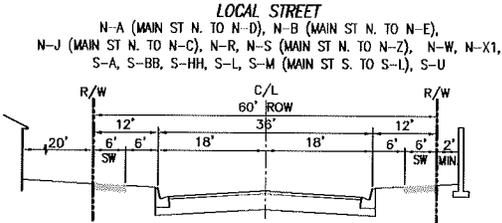
**TYPICAL 70' STREET SECTION**  
NORTH & SOUTH LOOPS  
NO PARKING



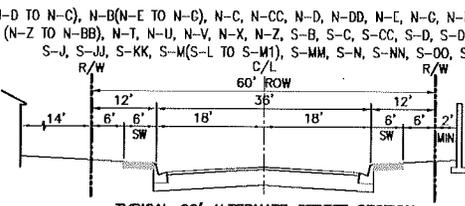
**TYPICAL 64' STREET SECTION**  
LOCAL COLLECTOR STREET  
N-A (MAIN ST N. TO N-D), N-B (MAIN ST N. TO N-E),  
N-J (MAIN ST N. TO N-C), N-R, N-S (MAIN ST N. TO N-Z), N-W, N-X1,  
S-A, S-BB, S-HH, S-L, S-M (MAIN ST S. TO S-L), S-U



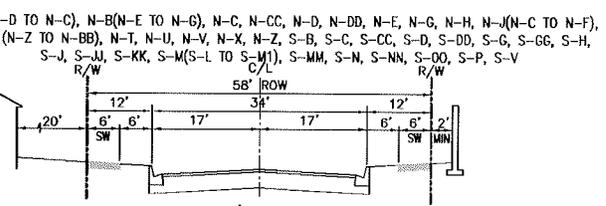
**TYPICAL 64' ALTERNATE STREET SECTION**



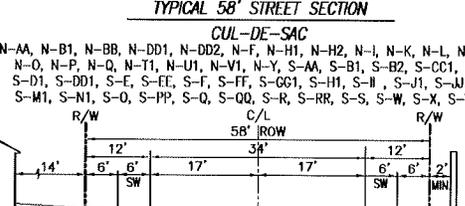
**TYPICAL 60' STREET SECTION**  
LOCAL STREET  
N-A (N-D TO N-C), N-B (N-E TO N-C), N-C, N-CC, N-D, N-DD, N-E, N-G, N-H, N-J (N-C TO N-F),  
N-S (N-Z TO N-BB), N-T, N-U, N-V, N-X, N-Z, S-B, S-C, S-CC, S-D, S-DD, S-G, S-GG, S-H,  
S-J, S-JJ, S-KK, S-M (S-L TO S-M1), S-MM, S-N, S-NN, S-OO, S-P, S-V



**TYPICAL 60' ALTERNATE STREET SECTION**  
LOCAL STREET



**TYPICAL 58' STREET SECTION**  
CUL-DE-SAC  
N-AA, N-B1, N-BB, N-DD1, N-DD2, N-F, N-H1, N-H2, N-I, N-K, N-L, N-M, N-N,  
N-O, N-P, N-Q, N-T1, N-U1, N-V1, N-Y, S-AA, S-B1, S-B2, S-CC1, S-CC2,  
S-D1, S-DD1, S-E, S-EE, S-F, S-FF, S-GG1, S-H1, S-I, S-J1, S-JJ1, S-K,  
S-M1, S-N1, S-O, S-PP, S-Q, S-QQ, S-R, S-RR, S-S, S-W, S-X, S-Y, S-Z



**TYPICAL 58' ALTERNATE STREET SECTION**  
CUL-DE-SAC

**TYPICAL 58' ALTERNATE STREET SECTION**  
CUL-DE-SAC  
N-AA, N-B1, N-BB, N-DD1, N-DD2, N-F, N-H1, N-H2, N-I, N-K, N-L, N-M, N-N,  
N-O, N-P, N-Q, N-T1, N-U1, N-V1, N-Y, S-AA, S-B1, S-B2, S-CC1, S-CC2,  
S-D1, S-DD1, S-E, S-EE, S-F, S-FF, S-GG1, S-H1, S-I, S-J1, S-JJ1, S-K,  
S-M1, S-N1, S-O, S-PP, S-Q, S-QQ, S-R, S-RR, S-S, S-W, S-X, S-Y, S-Z

NOTE:  
PKWY & MEDIAN LANDSCAPING TO BE MAINTAINED BY A LANDSCAPE  
MAINTENANCE DISTRICT (LMD)