



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 18, 2010

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

FROM: Susan Tae, AICP, Supervising Regional Planner *SUT*
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 24, 2010; AGENDA ITEM NO. 8 a, b, c, d, e, f, g
**** SUPPLEMENTAL PACKAGE ****

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 project 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 to review the realignment of Whites Canyon Road as Skyline Ranch Road through the project site. A General Plan Amendment to address changes to the Master Plan of Highways has subsequently been filed along with a CUP for onsite project grading and solid fill project for the offsite construction of Skyline Ranch Road.

A Final Environmental Impact Report ("EIR") has been prepared, including Findings of Fact and Statement of Overriding Considerations, 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.

PROJECT ISSUES

Open Space Maintenance

As of time of writing, staff is continuing to determine appropriate additional language to address the funding mechanisms for the natural open space intended for Los Angeles County Department of Parks and Recreation ("Parks and Recreation"). Approximately 1,325 acres of natural open space (portion of open space Lot No. 1293) which includes the Cruzan Mesa area, will be dedicated to Parks and Recreation (see attached exhibit). In evaluating the necessary maintenance costs of this open space, Parks and Recreation has calculated an annual maintenance cost of \$50,000, which would include weed abatement, trash and litter removal, trail maintenance and potential minor habitat restoration.

A Landscaping and Lighting Act District ("LLAD") is proposed for this natural open space, which would establish a funding mechanism for maintenance. In the process to create an LLAD, an engineer's report is prepared which includes an analysis of the area to be maintained and how the area benefits those who will be paying the assessment as well as the per-parcel assessment. The process for creating a LLAD for the open space however, generally takes one to one-and-a-half years after approval of the project.

Film revenue is also anticipated to offset some of the maintenance costs of the natural open space. However, it is not known at this time what film revenue may be generated. Any additional information regarding potential film revenue may be available for further discussion during the March 24, 2010 hearing.

Project Holds

As previously indicated, all holds have been cleared for the project, and updated conditions along with updated draft findings and draft resolution are attached.

STAFF EVALUATION

Since the March 3, 2010 continued public hearing, all holds have been cleared for the project. The project is consistent with the General Plan and adopted Santa Clarita Valley Area Plan, and through the General Plan Amendment will be promoting future

compatibility with a proposed SEA. The project is consistent with zoning, and through the density-controlled development CUP, will also be promoting a more sensitive design that clusters development closer to urban improvements and services. The project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.

While staff believes that additional condition and mitigation language should be developed to clarify the funding mechanisms for the natural open space, staff feels that given the potential length of time to gather this additional information, the additional condition language should be drafted and proposed as the project is scheduled before the Los Angeles County Board of Supervisors for subsequent public hearings.

RECOMMENDATION

Therefore, staff recommends that your Commission close the public hearing and certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations. Staff also recommends your Commission approve the vesting tentative tract map, CUPs, and oak tree permit; and recommend to the Board of Supervisors approval of the general plan amendment.

Recommended Motion: "I move that the Regional Planning Commission close the public hearing; and certify the Final EIR and adopt the Findings of Fact and Statement of Overriding Considerations."

Recommended Motion: "I move that the Regional Planning Commission approve Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case Nos. 04-075 and 200900121, and Oak Tree Permit Case No. 200700021; and recommend to the Board of Supervisors approval of General Plan Amendment Case No. 200900009."

SMT:st
3/18/10

Attachments: Updated Draft Resolution
Updated Draft Findings
Updated Draft Conditions
Open Space Transfer Exhibit

**A DRAFT RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO PROJECT NO. 04-075-(5)
GENERAL PLAN AMENDMENT CASE NO. 200900009**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

WHEREAS, the Los Angeles County Regional Planning Commission (the Commission) conducted a public hearing regarding General Plan Amendment Case No. 200900009, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, Highway Realignment Case No. 200900001, and Vesting Tentative Tract Map No. 060922 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010.

WHEREAS, the Commission finds as follows:

1. The applicant, Pardee Homes, LLC, proposes to create a clustered hillside residential development of 1,260 single-family homes and various open space parks on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
2. General Plan Amendment Case No. 200900009 is a request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
3. Conditional Use Permit (CUP) Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.
4. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
5. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).

6. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
7. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
8. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita (City), in the Sand Canyon Zoned District.
9. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
10. The project site is currently zoned A-2-1 (Heavy Agricultural □ One Acre Minimum Required Lot Area), A-1 (Light Agricultural □ 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural □ 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural □ One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.
11. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
12. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
13. The approved vesting tentative tract map and Exhibit A, dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association (HOA), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian

bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.

14. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment (SCOPE), Santa Monica Mountains Conservancy (SMMC), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report (EIR) as well as on the project design.
15. The project was advertised for the September 16, 2009 public hearing for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
16. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee (Subdivision Committee) and required review by the Los Angeles County Interdepartmental Engineering Committee (IEC). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" (OVOV), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
17. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority (MRCA), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the

EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.

18. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
19. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
20. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
21. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
22. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
23. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
24. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and

described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.

25. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
26. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
27. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
28. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
29. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
30. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed

Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.

31. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors (Board), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
32. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
33. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
34. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
35. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency, and Los Angeles County Department of Parks and Recreation (Parks and Recreation) has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming requests these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided to the

elementary school lot, the applicant will be providing full funding for the construction of the school site.

36. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
37. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented a summary of the updated conditions, including those included to address the Commission's comments and concerns regarding roll-up garage doors and reclaimed water piping. Staff also briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR.
38. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and recommended approval of General Plan Amendment Case No. 200900009.
39. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 04-075.
40. The Plan Amendment is consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
41. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.
42. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, except as otherwise modified and shown on the site plan and Vesting Tentative Tract Map No. 060922.
43. Compatibility with surrounding land uses will be ensured through the related subdivision, CUPs, oak tree permit, and environmental conditions.
44. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
45. The recommended general plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the

preceding findings of fact and environmental documentation.

46. Approval of the recommended general plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.
47. Approval of the recommended general plan amendment will enable implementation of the highway plan in the development of the subject property.
48. Adoption of the proposed general plan amendment will enable the development of the subject property as proposed.
49. The applicant in this case has satisfied the "Burden of Proof" for the requested General Plan Amendment which is needed and appropriate.
50. A Final EIR for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
51. The Commission has reviewed and considered the Final EIR and finds that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings of Fact and Statement of Overriding Considerations regarding the Final EIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions of the related vesting tentative map, CUPs and oak tree permit.
52. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
53. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.

54. The MMP prepared in conjunction with the Final EIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.

55. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended general plan amendment; and
2. Certify that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County; and
3. Find that the Board has reviewed and considered the information contained in the Final EIR prior to approving the project; and
4. Approve and adopt the MMP for the proposed project, incorporated in the Final EIR, finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and
5. Find that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached; and
6. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and
7. Adopt General Plan Amendment Case No. 200900009 amending the Master Plan of Highways of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on March 24, 2010.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

DRAFT

AMENDMENT TO COUNTYWIDE GENERAL PLAN

SANTA CLARITA VALLEY COMMUNITY

PLAN AMENDMENT: 200900009

ON: _____

CHANGE TO ADOPTED HIGHWAY PLAN

DELETE PROPOSED CRUZAN MESA ROAD AND
REALIGN PROPOSED WHITES CANYON ROAD AS SKYLINE RANCH ROAD



HIGHWAY PLAN AMENDMENTS:

- 1 DELETED PROPOSED LIMITED SECONDARY HIGHWAY CRUZAN MESA ROAD.
- 2 — REALIGN PROPOSED SECONDARY HIGHWAY WHITES CANYON ROAD AS SKYLINE RANCH ROAD FROM PLUM CANYON ROAD TO SIERRA HIGHWAY.

LEGEND:

- MAJOR HIGHWAY - EXISTING
- - - SECONDARY HIGHWAY - PROPOSED
- • • LIMITED SECONDARY HIGHWAY - PROPOSED
- ▭ PARCELS
- - - CITY BOUNDARY

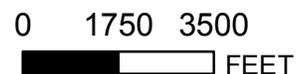
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THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WAYNE REW, CHAIR

RICHARD J. BRUCKNER, PLANNING DIRECTOR



**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 04-075-(5)
CONDITIONAL USE PERMIT CASE NO. 04-075**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 04-075 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Conditional Use Permit Case No. 04-075 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
2. The project proposes a clustered hillside residential development of 1,260 single-family homes and various open space and parks on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road. A temporary materials processing facility is proposed onsite for use during construction after the first phase of grading to prior to the end of the last phase of development (estimated 24 months), to process approximately 68,000 cubic yards of excavated soil to use as base material in concrete and asphalt within the project site.
3. A Conditional Use Permit (CUP) is required to ensure compliance with urban and nonurban hillside management design review criteria, density-controlled development, and onsite project grading exceeding 100,000 cubic yards; and to permit an onsite temporary materials processing facility during construction, pursuant to Sections 22.24.100, 22.24.150, 22.56.205 and 22.56.215 of the Los Angeles County Code (County Code).
4. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A CUP is required for the project since the 1,260 dwelling units proposed exceeds the low-density threshold of 402 dwelling units, and mid-point density threshold of 870 dwelling units, established for the site.
5. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita (City), in the Sand Canyon Zoned District.
6. The project proposes 20.8 million cubic yards of cut and fill grading (total 41.6 million cubic yards) to be balanced onsite.

7. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
8. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
9. The project site is currently zoned A-2-1 (Heavy Agricultural □ One Acre Minimum Required Lot Area), A-1 (Light Agricultural □ 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural □ 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural □ One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.
10. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
11. The project is consistent with the A-2-1, A-1, A-1-10,000 and A-1-1 zoning classification. Single-family residences are permitted in the A-1 and A-2 zones pursuant to Sections 22.24.070 and 22.24.120 of the County Code. The proposed lot sizes of the project are less than the area requirements of the A-2-1, A-1-10,000 and A-1-1 zoning. However, the applicant has requested a CUP for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is reserved as permanent open space.
12. The property is depicted in the Hillside Management (□HM□), Non-urban 2 (□N2□), Urban 1 (□U1□), Urban 2 (□U2□), Urban 3 (□U3□) and Floodway/Flood Plain (□W□) land use categories of the Santa Clarita Valley Area Plan (□Plan□), a component of the Los Angeles Countywide General Plan (□General Plan□). The proposed 1,260 dwelling units is consistent with the maximum 1,302 dwelling units permitted by the land use categories for nonurban and urban hillside residential development.

13. The project provides an approximately 1,770 acres of open space (approximately 81 percent) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project is consistent with the minimum 25 percent required for urban hillside projects, and 70 percent required for nonurban hillside projects. All open space provided is permanent open space as part of a density-controlled development.
14. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
15. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
16. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
17. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
18. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
19. The approved Exhibit [A] dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association (HOA), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted

throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.

20. The project proposes a merger and resubdivision of underlying recorded Tract Map Nos. 49433, 49434 and 49467. The subdivision was approved as Tentative Tract Map No. 44967 to create 200 single-family lots on 360 acres within the Cruzan Mesa area. No homes have been constructed as part of these underlying lots. The subject project proposes to merge these lots and create open space Lot No. 1293 over this area.
21. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment (SCOPE), Santa Monica Mountains Conservancy (SMMC), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report (EIR) as well as on the project design.
22. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
23. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee (Subdivision Committee) and required review by the Los Angeles County Interdepartmental Engineering Committee (IEC). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as One Valley One Vision (OVOV), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large

proposed open space lot was also raised by staff, warranting further research by staff.

24. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority (MRCA), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
25. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
26. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
27. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.

28. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
29. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
30. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and Conditional Use Permit Case No. 200900121.
31. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.
32. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustering design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
33. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline

Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.

34. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
35. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
36. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
37. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.
38. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors (Board), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology,

- traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
39. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
 40. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
 41. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
 42. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming requests these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.
 43. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.

44. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented a summary of the updated conditions, including those included to address the Commission's comments and concerns regarding roll-up garage doors and reclaimed water piping. Staff also briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR.
45. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and approved Conditional Use Permit Case No. 04-075.
46. The Commission finds that the project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.
47. The Commission finds that 1,770 acres of the property (approximately 82 percent) is set aside as permanent open space with the urban and nonurban hillside, density-controlled development of 1,260 single-family homes on the subject property. This open space is comprised of a public park lot, private park lots, trails and natural open space. The natural open space, and public park and trails are to be dedicated to the County of Los Angeles, and the private parks and trails to the HOA for ownership and maintenance, with landscaped medians and manufactured slopes for a Landscaping and Lighting Act District.
48. The Commission finds that the front yard setback to the habitable structure shall be a minimum of 18 feet as measured from back of sidewalk, and front yard setback to the garage shall be a minimum of 20 feet as measured from back of sidewalk. These setbacks will ensure compatibility with ADA requirements to ensure accessible sidewalks when cars are parked in individual driveways.
49. The Commission finds that the alternate cross-section is permitted for all local streets with direct access to single-family lots, as the use of the alternate cross-section would be in keeping with the design and improvement of adjoining streets. The project will create new streets within the developed area, and will be designed to visually create a hierarchy of streets as well as complement the proposed trail and paseo system.
50. The Commission finds that the four flag lots are justified by topographic conditions and the size and shape of the division of land, and as the design is not in conflict

with the pattern of neighborhood development. The proposed development will be creating new neighborhoods, and will not increase density by proposing homes adjacent to rear yards of existing homes.

51. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by this grant.
52. A Final EIR for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
53. The Commission has reviewed and considered the Final EIR and finds that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings of Fact and Statement of Overriding Considerations regarding the Final EIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions in this grant and the related CUP, oak tree permit and vesting tentative map.
54. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
55. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.

56. The MMP prepared in conjunction with the Final EIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
57. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
58. Approval of this CUP is conditioned on the permittee's compliance with the attached conditions of approval and the MMP as well as the conditions of approval for Vesting Tentative Tract Map No. 060922, CUP Case No. 200900121 and Oak Tree Permit Case No. 2007000021.
59. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
60. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan and Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development

features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- F. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- G. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan; and
- H. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final EIR prior to approving the project; adopts the MMP incorporated in the Final EIR, finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
2. Approves Conditional Use Permit Case No. 04-075 subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 04-075-(5)
CONDITIONAL USE PERMIT CASE NO. 04-075**

Exhibit "A" Map Date: 10-22-09

DRAFT CONDITIONS:

1. This grant authorizes the use of the subject property in an urban and non-urban hillside area for 1,260 single-family residential lots, density-controlled development to cluster the single-family 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), A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural - One Acre 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. This grant also authorizes a temporary materials processing facility during construction within the project site.
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 59. Condition Nos. 2, 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 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 **\$2,867.25**. 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 \$200.00 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 10 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 the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portion thereof, 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 TR 060922 may, at the discretion of the Director of Regional Planning ("Director"), 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.
15. The permittee shall provide a current and valid water availability letter to the satisfaction of the Director and Director of Los Angeles County Department of Public Works ("Public Works") prior to recordation of the final map (or each final map if the project is phased), 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.
17. The development of the subject property shall comply with all requirements and conditions approved for TR 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
18. No additional grading or development, including expansion of pad areas with any walls greater than five feet in height or other materials, shall be permitted beyond that depicted on the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
19. 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.
20. The permittee 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.
21. 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 approved Exhibit "A" as public park Lot No. 1262 and private park Lot Nos. 1263 through 1271.
22. 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.
23. 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.
24. This project is approved as density-controlled development, as shown on the approved vesting tentative map and Exhibit "A", 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-1-1 and A-1-10,000 in accordance with Section 22.56.205 of the County Code.

25. 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.
26. 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.
27. All dwelling units within the density-controlled development shall be single-family residences.
28. 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 TR 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
29. 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 as a revised Exhibit "A", indicating substantial conformance with the approved Exhibit "A" where 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
 - c. complies with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
30. 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 floorplans shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.
31. The development is approved with a minimum front yard setback of 20 feet from the garage exterior to back of sidewalk, and 18 feet from any habitable area to

back of sidewalk. Prior to issuance of any building permit, a site plan that includes delineation of the sidewalk in measuring front yard setbacks, shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.

32. 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.
33. All single-family homes shall have roll-up doors for any garages facing the street, in order to maintain minimum driveway length clearance of 20 feet. Prior to issuance of any building permit, a site plan with floorplans and elevations shall be submitted to and approved by the Director, as a revised Exhibit "A", to ensure compliance.
34. 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.
35. Prior to commencement of the temporary materials processing facility proposed during construction, the applicant shall submit a revised Exhibit "A" depicting the facility location and operation details. Such facility shall only be permitted for onsite use, and may not process materials from locations beyond the project boundary identified within this grant or associated Conditional Use Permit Case No. 200900121.
36. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.
37. 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.
38. All grading and construction activities on the subject property and appurtenant activities, including engine warm-up, within 300 feet of an occupied single- or multi-family residential lot, shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. Construction work shall be prohibited on Sundays or holidays, including New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day. 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.

39. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
40. 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.
41. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
42. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
43. 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.
44. 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.
45. 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.
46. 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.
47. 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.

48. 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.
49. 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.
50. 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.
51. 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.
52. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
53. During construction, all large-size truck trips shall be limited to off-peak commute periods.
54. 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.
55. All graded slopes (cut and fill) shall be revegetated in compliance with the Grading Ordinance and 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 for any proposed landscaping. 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. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden ("Forester"). 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 that compliance with this requirement is not possible due to County fire safety requirements, then the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director 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 and the Forester. 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. 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.

56. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to any grading permit issuance, the permittee shall submit sample materials, including color palette, with a landscape plan, as a revised Exhibit "A". Prior to building permit issuance, the permittee shall submit evidence of colored concrete installation.
57. Within 30 days of approval of this grant, the permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
58. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR 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 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 permittee's compliance with the required mitigation measures.

59. 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 permittee's reports and verifying compliance with the information contained in the reports required by the MMP.

DRAFT

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 04-075-(5)
CONDITIONAL USE PERMIT CASE NO. 200900121**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 200900121 on December 16, 2009, March 3, 2010, and March 24, 2010. Conditional Use Permit Case No. 200900121 was heard concurrently with General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922 (also considered September 16, 2009), Conditional Use Permit Case No. 04-075 (also considered September 16, 2009), Oak Tree Permit Case No. 200700021 (also considered September 16, 2009), and Highway Realignment Case No. 200900001 (also considered September 16, 2009).
2. The project proposes a clustered hillside residential development of 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
3. A Conditional Use Permit (CUP) is required to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from the subdivision western project boundary to Whites Canyon Road/Plum Canyon Road pursuant to Sections 22.20.460 and 22.24.150 of the Los Angeles County Code (County Code).
4. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita (City), in the Sand Canyon Zoned District.
5. The project proposes offsite grading for the construction of Skyline Ranch Road, from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to the western subdivision project boundary, consisting of 535,000 cubic yards of cut and 37,000 cubic yards of fill.
6. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.

7. The subject site is currently zoned A-2-2 (Heavy Agricultural □ Two Acre Minimum Required Lot Area) and RPD-5,000-20U (Residential Planned Development □ 5,000 Square Feet Minimum Required Lot Area □ 20 Dwelling Units per Net Acre), which were both established by Ordinance No. 880169Z, adopted October 11, 1988. Surrounding zoning is RPD-6,000-5.9U (Residential Planned Development □ 6,000 Square Feet Minimum Required Lot Area □ 5.9 Dwelling Units per Net Acre) to the north; A-2-2 and A-2-1 (Heavy Agricultural □ One Acre Minimum Required Lot Area) to the east; A-2-1, RPD-6,000-7.5U (Residential Planned Development □ 6,000 Square Feet Minimum Required Lot Area □ 7.5 Dwelling Units per Net Acre) and City to the south; and A-2-1, R-1-4,000 (Single-Family Residence □ 4,000 Square Feet Minimum Required Lot Area), RPD-5,000-5U (Residential Planned Development □ 5,000 Square Feet Minimum Required Lot Area □ 5 Dwelling Units per Net Acre), RPD-5,000-6.2U (Residential Planned Development □ 5,000 Square Feet Minimum Required Lot Area □ 6.2 Dwelling Units per Net Acre), and RPD-5,000-20U to the west.
8. The subject property consists of vacant land previously entitled under Vesting Tentative Tract Map No. 46018 (known as Shapell Plum Canyon). Surrounding uses include vacant property with single-family residential to the north, east, west and south with the City to the south.
9. The project is consistent with the RPD and A-2-2 zoning classifications. Solid fill projects are in the RPD and A-2 zones with a CUP pursuant to Sections 22.20.460 and 22.24.150 of the County Code.
10. The project site is depicted in the Hillside Management (□HM□), Urban 1 (□U1□), and Urban 3 (□U3□) land use categories of the Santa Clarita Valley Area Plan (□Plan□), a component of the Los Angeles Countywide General Plan (□General Plan□). A solid fill project for construction of a secondary highway is consistent with the residential designations.
11. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
12. CUP Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.

13. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
14. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east Whites Canyon Road/Plum Canyon Road to Sierra Highway.
15. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
16. The approved Exhibit "A" dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.
17. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
18. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-

075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.

19. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee (Subdivision Committee) and required review by the Los Angeles County Interdepartmental Engineering Committee (IEC). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as One Valley One Vision (OVOV), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
20. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority (MRCA), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
21. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
22. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been

resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.

23. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
24. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
25. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
26. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
27. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.

28. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
29. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
30. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
31. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
32. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
33. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes

(one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.

34. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors (the Board), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
35. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
36. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they has different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
37. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
38. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation (the Parks and Recreation) has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open

space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming does request that these fences be temporarily removed, a licensed biologist is required to be onsite at all times the fence during this time. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.

39. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
40. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented a summary of the updated conditions, including those included to address the Commission's comments and concerns regarding roll-up garage doors and reclaimed water piping. Staff also briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR.
41. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and approved Conditional Use Permit Case No. 200900121.
42. The proposed project is required to comply with the development standards of the RPD zone pursuant to Section 22.20.460 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by this grant.
43. A Final EIR for the project has been prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.

44. The Commission has reviewed and considered the Final EIR and finds that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings of Fact and Statement of Overriding Considerations regarding the Final EIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions in this grant and the related CUP, oak tree permit and vesting tentative map.
45. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
46. A Mitigation Monitoring Program (MMP) consistent with the conclusions and recommendations of the Final EIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
47. The MMP prepared in conjunction with the Final EIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
48. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
49. Approval of this CUP is conditioned on the permittee's compliance with the attached conditions of approval and the MMP as well as the conditions of approval for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075 and Oak Tree Permit Case No. 2007000021.
50. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

51. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning (Regional Planning), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan and Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final EIR prior to approving the project; adopts the MMP incorporated in the Final EIR, finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings

of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.

2. Approves Conditional Use Permit Case No. 200900121 subject to the attached conditions.

DRAFT

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 04-075-(5)
CONDITIONAL USE PERMIT CASE NO. 200900121**

Exhibit "A" Map Date: 10-22-09

DRAFT CONDITIONS:

1. This grant authorizes the use of the subject property for an onsite grading and 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 38. Condition Nos. 2, 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 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 **\$2,867.25**. 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 \$200.00 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 10 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 the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portoin thereof, 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 TR 060922 may, at the discretion of the Director of Regional Planning ("Director"), 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.
15. The development of the subject property shall comply with all requirements and conditions approved for TR 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, and Oak Tree Permit Case No. 200700021.
16. 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 TR 060922, Conditional Use Permit Case No. 04-075 and Oak Tree Permit Case No. 200700021.

17. 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 as a revised Exhibit "A", indicating substantial conformance with the approved Exhibit "A" where 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 resources; and
 - c. complies with the Los Angeles County Green Building, Low Impact Development and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
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 activities on the subject property and appurtenant activities, including engine warm-up, within 300 feet of an occupied single- or multi-family residential lot, shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. Construction work shall be prohibited on Sundays or holidays, including New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day. 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 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 Stormwater 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 Grading Ordinance and 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 for any proposed landscaping. 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. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden ("Forester"). 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 that compliance with this requirement is not possible due to County fire safety requirements, then the Director 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 and the Forester. 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. 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. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to any grading permit issuance, the permittee shall submit sample materials, including color palette, with landscape plan, as a revised Exhibit "A." Prior to building permit issuance, the permittee shall submit evidence of colored concrete installation.

36. Within 30 days of approval of this grant, the permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
37. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR 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 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 permittee's compliance with the required mitigation measures
38. 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 permittee's reports and verifying compliance with the information contained in the reports required by the MMP.

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 04-075-(5)
OAK TREE PERMIT CASE NO. 200700021**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Oak Tree Permit Case No. 200700021 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Oak Tree Permit Case No. 200700021 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Highway Realignment Case No. 200900001, and Vesting Tentative Tract Map No. 060922.
2. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita, in the Sand Canyon Zoned District.
3. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
4. Oak Tree Permit Case No. 200700021 is a request to authorize the removal of one oak tree (non heritage).
5. The applicant submitted an Oak Tree Report prepared by Natural Resources Consultants (arborist: Thomas Juhasz), the consulting arborist, dated April 10, 2007 and updated July 7, 2009, that identifies and evaluates one oak tree on the subject property. There are no heritage oaks onsite.
6. The applicant proposes to remove one oak tree (non heritage). The proposed removal is due to impacts from construction and the development of the proposed project.
7. The Los Angeles County Forester and Fire Warden (["Forester"]), has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. The Forester has recommended approval of the requested oak tree removal, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of 10:1 for a total of 10 mitigation trees.
8. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited

Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.

9. Conditional Use Permit (CUP) Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.
10. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
11. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
12. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
13. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
14. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment (SCOPE), Santa Monica Mountains Conservancy (SMMC), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report (EIR) as well as on the project design.
15. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-

075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.

16. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee (Subdivision Committee) and required review by the Los Angeles County Interdepartmental Engineering Committee (IEC). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as One Valley One Vision (OVOV), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
17. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority (MRCA), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
18. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
19. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been

resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.

20. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
21. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
22. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
23. In addition the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
24. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.

25. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
26. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
27. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
28. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
29. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
30. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes

(one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.

31. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors (the Board), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
32. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
33. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
34. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
35. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation (the Parks and Recreation) has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open

space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming does request that these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.

36. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
37. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented a summary of the updated conditions, including those included to address the Commission's comments and concerns regarding roll-up garage doors and reclaimed water piping. Staff also briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR.
38. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and approved Oak Tree Permit Case No. 200700021.
39. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Public Works as a condition of approval of the associated vesting tentative tract map.
40. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the Los Angeles County Code (County Code), and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by CUP Case No. 04-075.
41. A Final EIR for the project has been prepared in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including

Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.

42. The Commission has reviewed and considered the Final EIR and finds that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings of Fact and Statement of Overriding Considerations regarding the Final EIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions in this oak tree map and related CUPs and vesting tentative map.
43. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
44. A Mitigation Monitoring Program (MMP) consistent with the conclusions and recommendations of the Final EIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
45. The MMP prepared in conjunction with the Final EIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
46. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
47. Approval of this oak tree permit is conditioned on the permittee's compliance with the attached conditions of approval and the MMP as well as the conditions of approval for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075, and CUP Case No. 200900121.
48. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the

Los Angeles County Department of Regional Planning (Regional Planning), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the County Code;
- B. That the proposed removal of the oak tree will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- C. That in addition to the above facts, that the removal of one oak tree is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive; and placement of such tree precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. That the proposed removal of the oak tree will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the County Code.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final EIR prior to approving the project; adopts the MMP incorporated in the Final EIR, finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the

significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.

2. Approves Oak Tree Permit Case No. 200700021 subject to the attached conditions.

DRAFT

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 04-075-(5)
OAK TREE PERMIT CASE NO. 200700021**

DRAFT CONDITIONS

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") at 323-890-4330.)

1. This grant authorizes the removal of one tree of the Oak genus *Quercus agrifolia* identified on the applicant's site plan and Oak Tree Report dated April 10, 2007, and updated July 7, 2009 as Tree Number 1, subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective until the permittee and the owner of the property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions have been recorded as required by Condition No. 4 and until all required monies have been paid pursuant to Condition Nos. 9, 10 and 43. Condition Nos. 3, 36, 37 and 44 shall be effective immediately upon final approval of this grant by the County.
4. 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.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, maintained and operated 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 such full compliance shall be a violation of these conditions.
7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
8. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.

9. Within three days of the approval date of this grant, the permittee shall remit processing fees payable to the County 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), which includes 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 **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department ("Fire Department") a sum of **\$500.00**. Such fee shall be used to compensate the Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval.

The above fees provide for one initial inspection prior to the commencement of construction and four subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning ("Director") and the Forester shall retain the right to make regular and unannounced site inspections.

11. The term "Oak Tree Report" refers to the reports on file by Natural Resource Consultants, the consulting arborists, dated April 10, 2007 and updated report dated July 7, 2009.

12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director and Forester any failure to fully comply with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

13. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the Forester for the life of the Oak Tree Permit or Vesting Tentative Tract Map No. 060922.

14. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval on the project site and available for review. If the conditions of approval are not present on site during a monitoring inspection of

an active project, the Forester shall give an immediate "Stop Work Order." This shall be administered both verbally and in writing. The "Stop Work Order" shall be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

15. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forestry Division of the Fire Department, a copy of which is enclosed with these conditions.

MITIGATION TREES:

16. The permittee shall provide a total of 10 mitigation trees of the Oak genus *Quercus agrifolia* for the one tree proposed to be removed.
17. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.
18. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source and of high-quality.
19. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
20. All mitigation trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.
21. All required mitigation trees shall be planted within one year of the permitted oak tree removal. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the Forester, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".

22. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The four-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Planning and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive four years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
23. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the Forester, including any loss of trees.
24. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance, once the trees have survived the required maintenance period.
25. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the Forester and Director.
26. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
27. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
28. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within 10 feet of any oak tree in order to limit damage caused by such types of construction.
29. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited. If the applicant encroaches or removes an Oak tree not specified in the Oak Tree Report all work must stop immediately. A new Oak Tree Report, which accurately identifies the project conditions must be submitted for approval through the permitting process. The applicant will be responsible to pay all associated fees for the new Oak Tree Permit.
30. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
31. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.

32. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.
33. Any violation of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
34. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the Forester shall retain the right to make regular and unannounced site inspections.
35. 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 the Commission or Hearing Officer 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.
36. The permittee shall defend, indemnify and hold harmless Los Angeles County ("County"), its agents, officers, and employees from any claim, action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall fully cooperate in the defense.
37. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to 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 by the department 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.
 - 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 permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

41. The permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
42. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein by reference 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 annual mitigation monitoring reports to the Director 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 permittee's compliance with the required mitigation measures. Additional reports shall be submitted as required by the Director.
43. Within 30 days of approval of this grant, the permittee shall 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.
44. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922. In the event that Vesting Tentative Tract Map No. 060922 should expire without the recordation of the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portion thereof, thereafter shall be subject to the regulations then in effect.
45. This grant shall terminate upon the completion of the authorized oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Director.

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 04-075-(5)
VESTING TENTATIVE TRACT MAP NO. 060922**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 060922 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Vesting Tentative Tract Map No. 060922 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
2. Vesting Tentative Tract Map No. 060922 proposes a clustered hillside residential development to create 1,260 single-family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park, and a network of privately-maintained paseos and trails and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
3. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
4. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
5. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
6. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited

Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.

7. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
8. The project is consistent with the A-2-1, A-1, A-1-10,000 and A-1-1 zoning classification. Single-family residences are permitted in the A-1 and A-2 zones pursuant to Sections 22.24.070 and 22.24.120 of the Los Angeles County Code ("County Code"). The proposed lot sizes of the project are less than the area requirements of the A-2-1, A-1-10,000 and A-1-1 zoning. However, the applicant has requested a conditional use permit ("CUP") for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is reserved as permanent open space.
9. The property is depicted in the Hillside Management ("HM"), Non-urban 2 ("N2"), Urban 1 ("U1"), Urban 2 ("U2"), Urban 3 ("U3") and Floodway/Flood Plain ("W") land use categories of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The proposed 1,260 dwelling units is consistent with the maximum 1,302 dwelling units permitted by the land use categories for nonurban and urban hillside residential development.
10. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A conditional use permit ("CUP") is required for the project since the 1,260 dwelling units proposed exceeds the low-density threshold of 402 dwelling units, and mid-point density threshold of 870 dwelling units, established for the site.
11. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
12. CUP Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to

- permit a temporary materials processing facility proposed during construction within the project site.
13. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
 14. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
 15. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
 16. The approved vesting tentative tract map, dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.
 17. The project proposes a merger and resubdivision of underlying recorded Tract Map Nos. 49433, 49434 and 49467. The subdivision was approved as Tentative Tract Map No. 44967 to create 200 single-family lots on 360 acres within the Cruzan Mesa area. No homes have been constructed as part of these underlying lots. The subject project proposes to merge these lots and create open space Lot No. 1293 over this area.

18. The project provides approximately 1,770 acres of open space (approximately 81 percent) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project is consistent with the minimum 25 percent required for urban hillside projects, and 70 percent required for nonurban hillside projects. All open space provided is permanent open space as part of a density-controlled development.
19. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
20. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
21. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
22. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike

lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.

23. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
24. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
25. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
26. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
27. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there

is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.

28. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
29. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.
30. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
31. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
32. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern

- regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
33. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
 34. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
 35. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.
 36. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
 37. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
 38. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed

to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.

39. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
40. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency, and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming requests these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.
41. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
42. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented a summary of the updated conditions, including those included to address the Commission's comments and concerns regarding roll-up garage doors and reclaimed water piping. Staff also briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR.

43. After hearing all testimony, the Commission closed the public hearing on March 24, 2010 and approved Vesting Tentative Tract Map No. 060922.
44. The Commission finds that the project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.
45. The Commission finds that 1,770 acres of the property (approximately 82 percent) is set aside as permanent open space with the urban and nonurban hillside, density-controlled development of 1,260 single-family homes on the subject property. This open space is comprised of a public park lot, private park lots, trails and natural open space. The natural open space, and public park and trails are to be dedicated to the County of Los Angeles, and the private parks and trails to the HOA for ownership and maintenance, with landscaped medians and manufactured slopes for a Landscaping and Lighting Act District.
46. The Commission finds that the front yard setback to the habitable structure shall be a minimum of 18 feet as measured from back of sidewalk, and the front yard setback to the garage shall be a minimum of 20 feet as measured from back of sidewalk. These setbacks will ensure compatibility with ADA requirements to ensure accessible sidewalks when cars are parked in individual driveways.
47. The Commission finds that the alternate cross-section is permitted for all local streets with direct access to single-family lots, as the use of the alternate cross-section would be in keeping with the design and improvement of adjoining streets. The project will create new streets within the developed area, and will be designed to visually create a hierarchy of streets as well as complement the proposed trail and paseo system.
48. The Commission finds that the four flag lots are justified by topographic conditions and the size and shape of the division of land, and as the design is not in conflict with the pattern of neighborhood development. The proposed development will be creating new neighborhoods, and will not increase density by proposing homes adjacent to rear yards of existing homes.
49. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, and except as otherwise modified by CUP Case No. 04-075.
50. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Plan, a component of the General

Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of development while minimizing development in hillside and natural resource areas.

51. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.
52. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
53. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.
54. The design of the subdivision provides for future passive or natural heating or cooling opportunities as feasible therein.
55. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the vesting tentative tract map, provide adequate protection for any such easements.
56. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
57. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
58. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and

environmental resources when the project was determined to be consistent with the General Plan.

59. This tract map has been submitted as a “vesting” tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
60. A Final EIR for the project has been prepared in accordance with the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
61. The Commission has reviewed and considered the Final EIR and finds that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings of Fact and Statement of Overriding Considerations regarding the Final EIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions in this vesting tentative map and the related CUPs and oak tree permit.
62. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
63. A Mitigation Monitoring Program (“MMP”) consistent with the conclusions and recommendations of the Final EIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
64. The MMP prepared in conjunction with the Final EIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.

65. This project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
66. Approval of this subdivision is conditioned on the subdivider’s compliance with the attached conditions of approval and the MMP as well as the conditions of approval for CUP Case No. 04-075, CUP Case No. 200900121, and Oak Tree Permit Case No. 200700021.
67. The location of the documents and other materials constituting the record of proceedings upon which the Commission’s decision is based in this matter is the Los Angeles County Department of Regional Planning (“Regional Planning”), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final EIR prior to approving the project; adopts the MMP incorporated in the Final EIR, finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
2. Approves Vesting Tentative Tract Map No. 060922 subject to the attached conditions and recommendations of the Subdivision Committee.

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. 200700021, 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-1-1 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-1-1 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 associated Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021 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 and Director of Los Angeles County Department of Public Works ("Public Works") prior to recordation of the final map (or each final map if the project records in phases), 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 for Lot No. 73 and 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 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 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. The subdivider or successor in interest shall create additional open space lots to separate manufactured slopes from natural open space areas on the final map, 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 approved vesting tentative map as Lot No. 1261, and on the open space areas depicted on the approved vesting tentative map as public park Lot No. 1262 and private park Lot Nos. 1263 through 1271, and shall record "Open Space-Building Restriction Area" over those open space 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 or grading, on the open space areas as depicted on the approved 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 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. The irrigation system for manufactured slopes shall, to the satisfaction of the Director and Director of Public Works, include dual piping to allow for future connection and use of reclaimed water within landscaped slope.
25. 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, including an irrigation plan, which may be incorporated into a revised site plan. The landscape plans shall be approved by the Director prior to any work, as required by Conditional Use Permit Case No. 04-075 and Conditional Use Permit Case No. 200900121.
26. 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 with Public Works or submit other verification to the satisfaction of Regional Planning, to ensure the planting of the required trees.
27. 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 \$200.00 per inspection).
28. Within three 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 **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

29. 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 Final Environmental Impact Report ("EIR") 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.
30. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR 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.
31. Within 30 days of tentative map approval, 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.
32. 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 66499.37 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. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

33. 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 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to 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.

The following reports consisting of 21 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.

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

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.

COUNTY OF LOS ANGELES
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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-rev5(rev'd 3-10-10).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**

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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.

AZ 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

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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 RECOMMENDED FOR THE REMOVAL AND RECOMPACTION OF LANDSLIDES QLS-9A, QLS-10, QLS-10A, L1, AND L17.

Reviewed by _____



Yoshiya Morisaku

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.
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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

Public Works' tentative map clearance of this project is contingent upon:

1. The Board of Supervisors' approval of the corresponding General Plan amendment for the realignment of Skyline Ranch (Whites Canyon) Road; and
2. The developer providing a written easement in favor of the County for the offsite portion of the future alignment of Skyline Ranch (Whites Canyon) Road and associated drainage facilities prior to the public hearing before the Board of Supervisors regarding this project.
3. In the event that the developer fails to obtain the above- referenced items, Public Works recommends that the project be approved for a maximum of 75 units, composed of those 75 units closest to the sole point of access at Sierra Highway.

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 right of way 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 40 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 r/w 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 full-width 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.
27. The street cross sections for all the streets shown (except for Skyline Ranch Road) are conceptually approved and are subject to final review and approval.
28. The street improvements for Skyline Ranch Road shall be designed to substantially conform with the approved typical sections labeled (TR 60922 STREET CROSS SECTION REVISED 03/03/10 as attached) to the satisfaction of Public Works.
29. 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.
30. 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.

31. 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.
32. Construct curb, gutter, base, pavement and sidewalk within the tract boundaries on all local streets. Permission is granted to use the alternate street section.
33. 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.
34. Plant street trees within the tract boundaries on Skyline Ranch Road and all local streets to the satisfaction of Public Works.
35. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
36. 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).

37. 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.
38. 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.
39. Install postal delivery receptacles in groups to serve two or more residential units.
40. Provide and install street name signs prior to occupancy of buildings.
41. 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.
42. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the portion of the subdivision within the boundaries for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$15,640 per factored unit and is subject to change.

43. 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.
44. Prepare signing and striping plans for Skyline Ranch Road within this subdivision to the satisfaction of Public Works.
45. Prepare Signing and Striping Plans for all off-site multi-lane highways and streets affected by this subdivision to the satisfaction of Public Works.
46. 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.
47. 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.
48. 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.
49. Permission is granted to vacate all excess easements and right of way acquired by dedication on Tract No.'s 44967, 49433, 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.

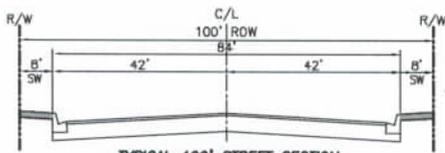
SR

Prepared by Sam Richards
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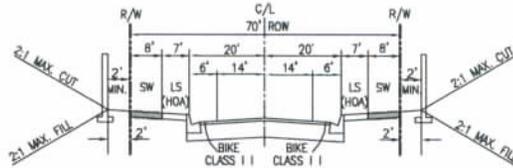
Phone (626) 458-4921

Date 03-03-2010

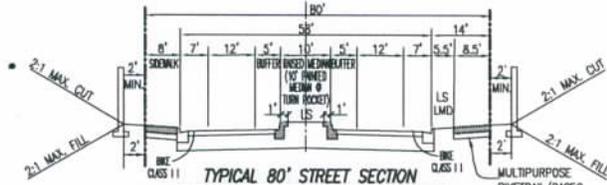
TR 060922 STREET CROSS SECTIONS REVISED 3/3/10



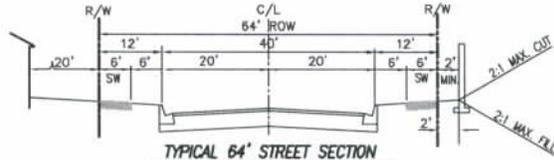
TYPICAL 100' STREET SECTION
SIERRA HIGHWAY (PROPOSED COUNTY SECTION)
SEE 58' HALF STREET SECTION HEREON



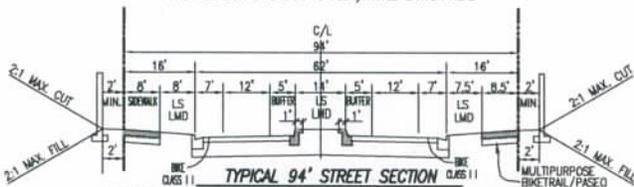
TYPICAL 70' STREET SECTION
NORTH & SOUTH LOOPS
NO PARKING



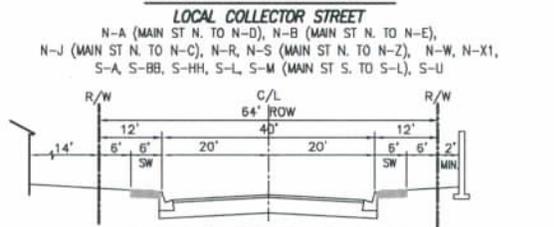
TYPICAL 80' STREET SECTION
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)
FROM BENSON EXTENSION TO PLUM/WHITES CANYON ROAD



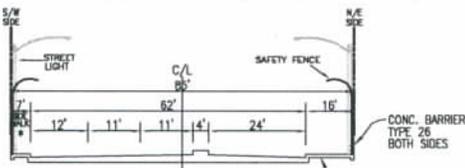
TYPICAL 64' STREET SECTION



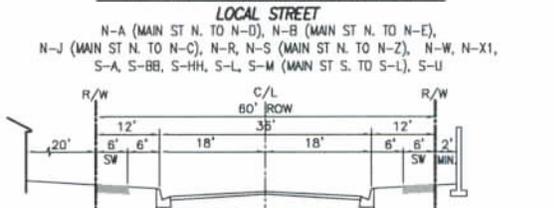
TYPICAL 94' STREET SECTION
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)
SECONDARY HIGHWAY, CASE II, SECTION A WITH NO PARKING
FROM SIERRA HWY TO 1400± W/O MAIN STREET SOUTH (AT PARK SITE) (EXCEPT FOR BRIDGE)



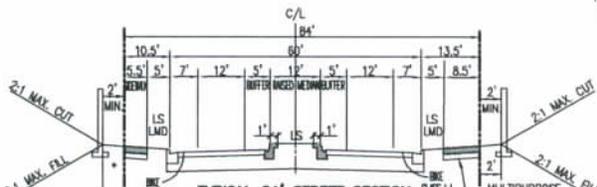
TYPICAL 64' ALTERNATE STREET SECTION



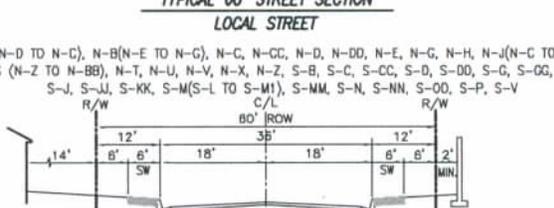
TYPICAL 85' STREET SECTION
SKYLINE RANCH ROAD @ BRIDGE
* 6' MIN. CLEAR FROM FACE OF CURB TO BARRIER



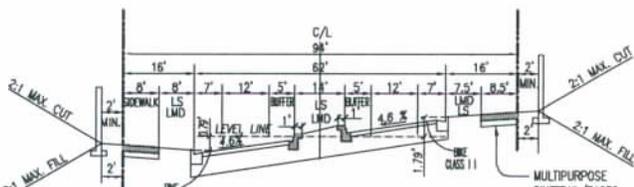
TYPICAL 60' STREET SECTION



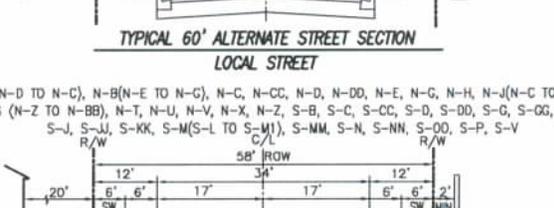
TYPICAL 84' STREET SECTION
SKYLINE RANCH ROAD (2-LANES W/ MEDIAN AND BIKELANES)
FROM 1400± W/O MAIN STREET SOUTH (AT PARK SITE) TO BENSON EXTENSION
* ADDITIONAL EASEMENTS MAY BE REQUIRED BEYOND THE 5'6" SIDEWALK FOR UTILITIES OR SIDEWALK POP-OUTS



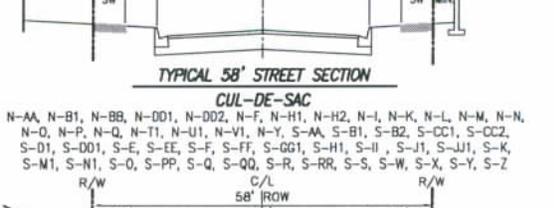
TYPICAL 60' ALTERNATE STREET SECTION



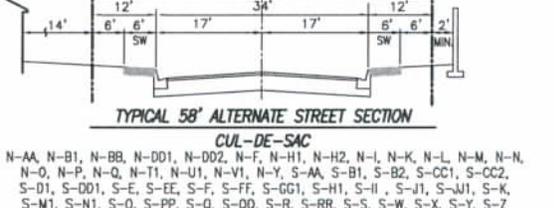
TYPICAL 94' STREET SECTION
SKYLINE RANCH ROAD (SUPERELEVATION)



TYPICAL 58' STREET SECTION



TYPICAL 58' ALTERNATE STREET SECTION



TYPICAL 58' ALTERNATE STREET SECTION
CUL-DE-SAC

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

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.)

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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.



COUNTY OF LOS ANGELES

pp. susie

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, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: The 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.

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



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, Hydrant requirements (137 public, 4 school site), Hydrant specifications (6"x4"x2-1/2" brass), Installation timing, County requirements, Additional requirements, Adequacy of current hydrants, Upgrade necessity.

Comments: The required fire hydrants shall be installed and tested or bonded for 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.

Ms. Susie Tae
November 30, 2009
Page 5 of 5

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

Sincerely,

A handwritten signature in black ink that reads "James Barber". The signature is written in a cursive style with a large, prominent initial "J".

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

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	12.13
IN-LIEU FEES:	\$1,831,193

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 1st 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 1st 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 #	60922	DRP Map Date:	10/22/2009	SMC Date:	11/30/2009	Report Date:	11/25/2009
Park Planning Area #	35D		CANYON COUNTRY			Map Type:	REV. (REV RECD)

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

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

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

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- 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	
Total Acre Obligation =				12.13

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

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

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

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	\$442,325



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.

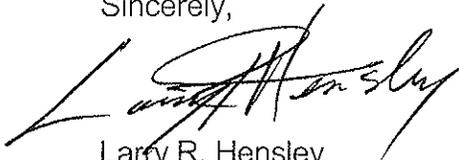
- f. If street crossing requested, streetlight pole(s) must have cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Contact the Los Angeles County, Department of Public Works (DPW) to address crosswalk design standards.
3. The Applicant shall submit a 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 Etleman, Park Planner at (213) 351-5134.

Sincerely,

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

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
6050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740



BOARD OF SUPERVISORS

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First District

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Second District

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Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

October 30, 2009

RFS No 09-0029036

Tract Map No. 060922

Vicinity: Canyon Country

Tentative Tract Map Date: October 22, 2009 (Memo 5th Revision)

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

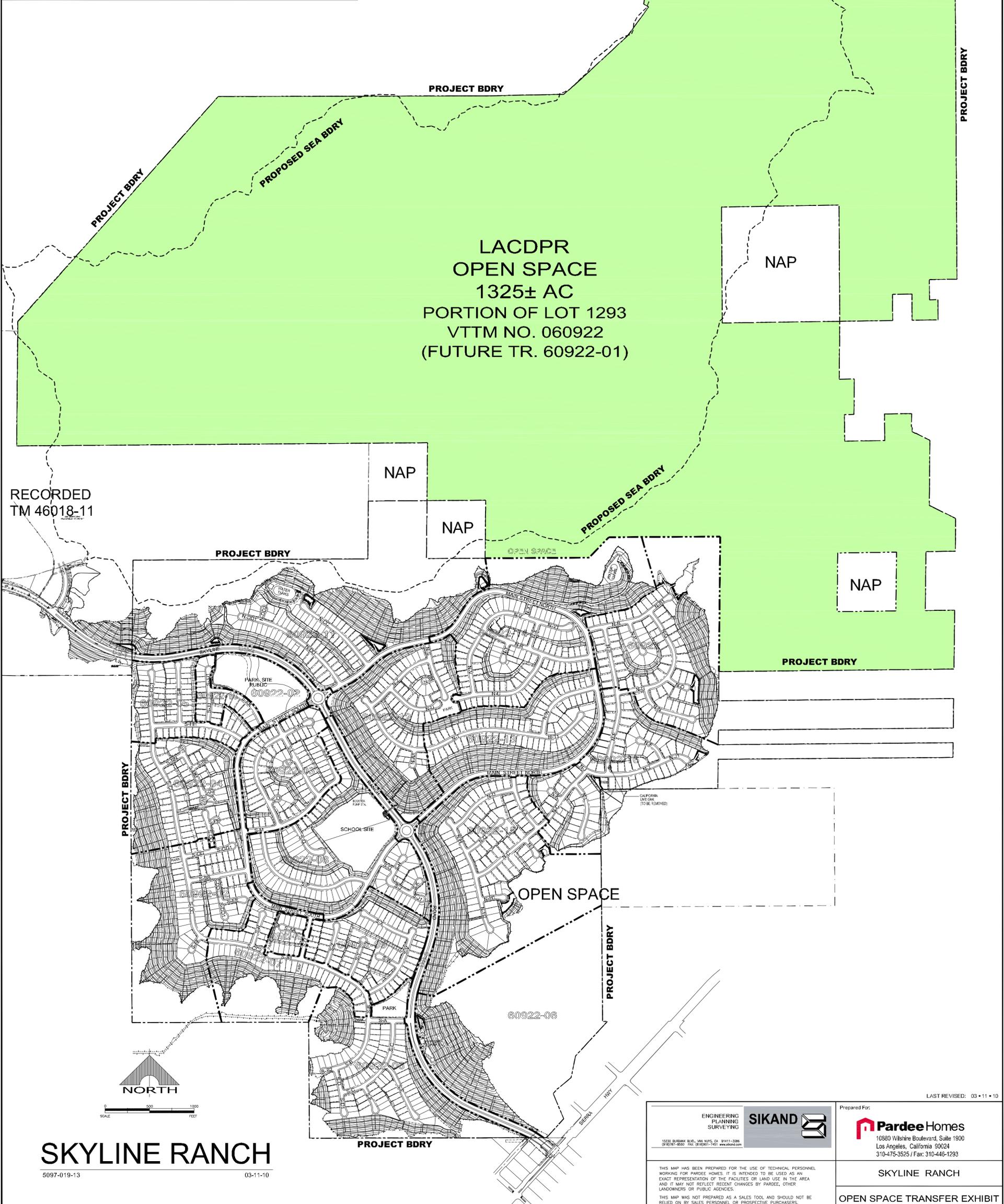
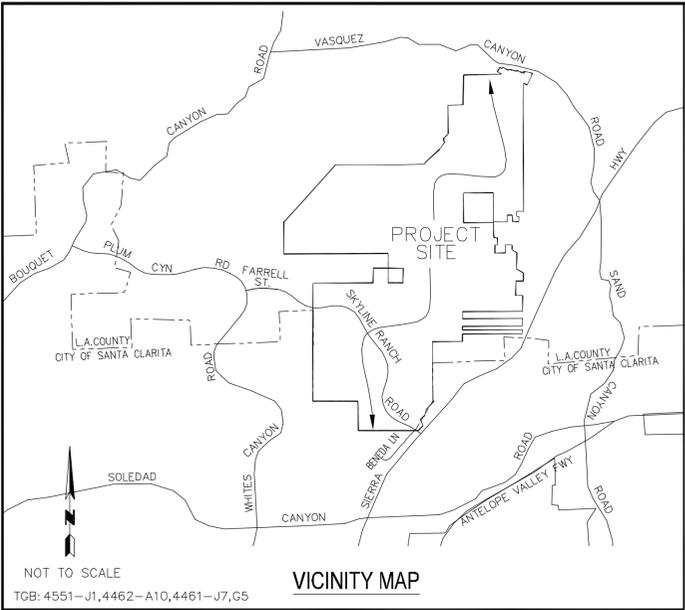
The County of Los Angeles Department of Public Health's has no objection to this subdivision and **Vesting Tentative Tract Map 060922** is cleared for public hearing. The following conditions still apply and are in force.

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



SKYLINE RANCH

6097-019-13 03-11-10

ENGINEERING PLANNING SURVEYING **SIKAND**

15230 BURBANK BLVD., VAN NUYS, CA 91411-3886
 (818) 787-8530 FAX: (818) 791-7451 www.sikand.com

THIS MAP HAS BEEN PREPARED FOR THE USE OF TECHNICAL PERSONNEL WORKING FOR PARDEE HOMES. IT IS INTENDED TO BE USED AS AN EXACT REPRESENTATION OF THE FACILITIES OR LAND USE IN THE AREA AND IT MAY NOT REFLECT RECENT CHANGES BY PARDEE, OTHER LANDOWNERS OR PUBLIC AGENCIES.

THIS MAP WAS NOT PREPARED AS A SALES TOOL AND SHOULD NOT BE RELIED ON BY SALES PERSONNEL OR PROSPECTIVE PURCHASERS.

Prepared For:

Pardee Homes
 10880 Wilshire Boulevard, Suite 1900
 Los Angeles, California 90024
 310-475-3525 / Fax: 310-446-1293

SKYLINE RANCH
 OPEN SPACE TRANSFER EXHIBIT

LAST REVISED: 03 • 11 • 10

A:\skanda\5937-019-13\Planning\Exhibits Map\Map\TM_060922_Colored_Finish_OVERALL_20081126.dwg - Open Space