



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

James E. Hartl AICP  
Director of Planning

August 3, 2006

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

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

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 060999  
ZONE CHANGE/CONDITIONAL USE PERMIT CASE NOS. 04-124-(5)**

Vesting Tentative Tract Map No. 47573, Conditional Use Permit and Zone Change Case Nos. 04-124-(5), are scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on September 6, 2006.

Please have the materials listed below available to the public through September 6, 2006.

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

Thank you.

- Attachments:
1. Copy of Vesting Tentative Tract Map No. 060999 and Exhibit "A" dated June 8, 2005
  2. 1,000-Foot Radius Land Use Map
  3. Notice of Public Hearing
  4. Draft Reports/Recommendation
  5. Environmental Document: Mitigated Negative Declaration
  6. Draft Factual



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*  
**THE DEPARTMENT OF REGIONAL PLANNING  
COUNTY OF LOS ANGELES  
NOTICE OF PUBLIC HEARING**

James E. Hartl AICP  
Director of Planning

**VESTING TENTATIVE TRACT MAP NO. 060999-(5)  
ZONE CHANGE/CONDITIONAL USE PERMIT CASE NOS. 04-124-(5)**

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a public hearing concerning this proposed land development on September 6, 2006, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify.

A Mitigated Negative Declaration has been prepared for the proposed project pursuant to State and County Environmental Reporting Guidelines.

General description of proposal: The tract map proposes to create 44 single-family lots, one public facility lot, one open space lots and one private park lot on approximately 12.2 acres. The project also requests a change of zoning from A-2-1 (Heavy Agricultural- One Acre Minimum Required Lot Area) to RPD-5000-5.0U (Residential Planned Development – 5000 Square Foot Minimum Required Lot Area- Five Dwelling Units per Net Acre – Development Program), and a conditional use permit is to ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading.

General location of property: Lying southwest of Whites Canyon Road at the southerly terminus of Houston Court in the Sand Canyon Zoned District of Los Angeles County.

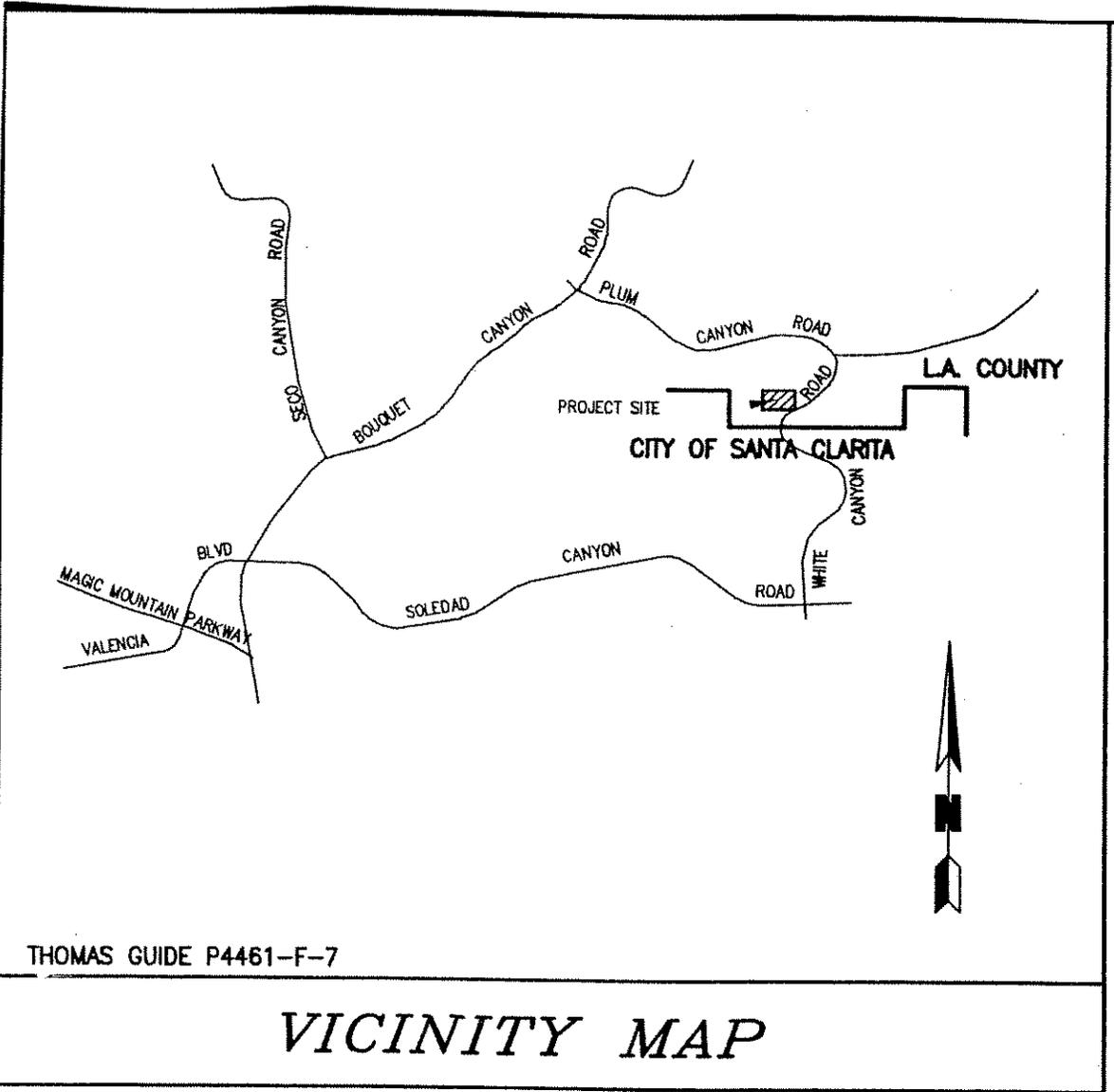
These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Mr. Ramon Cordova. You may also obtain additional information concerning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

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

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning August 6, 2006 at the Canyon Country Jo Anne Darcy Library, 18601 Soledad Canyon Road, Santa Clarita, CA 91351. Selected materials are also available on the Department of Regional Planning website at "<http://planning.co.la.ca.us/case.htm>"

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

**"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para subdividir 44 lotes de familia singular en 12.2 acres. La audiencia publica para considerar el proyecto se llevara acabo el 6 de septembre de 2006. Si necesita mas informacion, o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificacion al (213) 974-6466."**



THOMAS GUIDE P4461-F-7

*VICINITY MAP*



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

**PROJECT No.** 04-124-(5)  
TRACT MAP NO. 060999  
ZONE CHANGE/CUP 04-124-(5)

RPC MEETING DATE	CONTINUE TO
AGENDA ITEM #	
PUBLIC HEARING DATE September 6, 2006	

<b>APPLICANT</b> Scott Larson	<b>OWNER</b> Scott Larson	<b>REPRESENTATIVE</b> Sikand Engineering
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**REQUEST**

**Zone Change:** To change the zoning from A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area) to RPD – 5000 – 5.0 U (Residential Planned Development – 5000 Square Feet Minimum Required Lot Area – Five Dwelling Units per Net Acre)  
**Vesting Tentative Tract Map:** To create 44 single-family lots, one public facility lot, one open space lot and one private park lot on approximately 12.2 acres  
**Conditional Use Permit:** To ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading and residential use in a commercial zone

<b>LOCATION/ADDRESS</b> Lying southwest of Whites Canyon Road at the southerly terminus of Houston Court	<b>ZONED DISTRICT</b> Sand Canyon			
	<b>COMMUNITY</b> Santa Clarita Valley			
	<b>EXISTING ZONING</b> A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area)			
<b>ACCESS</b> Southerly extension of Houston Court and "B", "C" and "D" Streets	<b>SIZE</b> 12.2 acres	<b>EXISTING LAND USE</b> Vacant	<b>SHAPE</b> Rectangular	<b>TOPOGRAPHY</b> Level to sloping terrain

**SURROUNDING LAND USES & ZONING**

<b>North:</b> Single-family residences/RPD-5000-6.2 U	<b>East:</b> Single-family residences/RPD-5000-6.2U
<b>South:</b> Unimproved property	<b>West:</b> Unimproved property

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	Hillside Management, Urban 3 and Urban 4	183 DU	Yes

**ENVIRONMENTAL STATUS**

Mitigated Negative Declaration – Impacts reduced to less than significant with project mitigation include geotechnical, flood, fire, noise, air quality, biota, visual, traffic, cultural resources, education and mandatory findings

**DESCRIPTION OF SITE PLAN**

The tentative map and exhibit "A," dated June 8, 2006, depict 44 single-family lots on 12.2 acres. The single-family lots range in size from approximately 5,112 square feet to 13,001 square feet in a clustered design that preserves 5.9 acres of permanent open space (72 percent). The project's main access is from the southerly extension of Houston Court, a Limited Secondary Highway, and includes a private park lot, open space lot and one public facility lot. Grading consists of 143,000 cubic yards of cut and fill, to be balanced onsite.

**KEY ISSUES**

- This project is an urban hillside management development with a maximum of 183 dwelling units based on a slope density analysis; the project proposes 44 units. The project is also required to provide a minimum of 70 percent open space throughout the development; the project provides 72 percent open space within one open space lot mostly in a natural state, rear yard and side yard setbacks, private park and street parkways.
- The project is also a density-controlled development where the proposed lots are proposed smaller than the one- minimum required lot area, but average one acre over the entire property. Density-controlled developments, or 'clustered' subdivisions are required to extinguish all development rights on those areas remaining within the subdivision. Based on strictly zoning area requirements, the property would yield approximately 183 units.

*(If more space is required, use opposite side)*

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

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

\*(O) = Opponents (F) = In Favo

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

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

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ADDITIONAL ISSUES AND ANALYSIS

- A Zone Change is requested from A-2-1 to RPD -5000 – 5.0 U as the existing zoning allows a maximum of 12 units on the property based on required area.
- A Conditional Use Permit is requested to ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading.

Prepared by: Ramon Cordova

**DRAFT CONDITIONS:**

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) as well as the area requirements of the RPD – 5000 – 5.0 U zone and requirements of Conditional Use Permit Case No. 04-124-(5) and the Mitigation Monitoring Program.
2. Except as otherwise specified by Conditional Use Permit No. 04-124-(5), conform to the applicable requirements of the RPD – 5000 – 5.0 U zone.
3. In accordance with Conditional Use Permit Case No. 04-124-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD – 5000 – 5.0 U zone. 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 RPD – 5000 – 5.0 U zone.
4. Recordation of the final map is contingent upon effectuation of an ordinance changing the zoning of the subject property from A-2-1 to RPD – 5000 – 5.0 U by the Los Angeles County Board of Supervisors.
5. Submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") and any maintenance agreements and covenants to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
6. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 04-124-(5) have been recorded.
7. Record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning ("Director") for review and approval.
8. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
9. 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 at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.
10. Show Houston Court, "B" Street, "C" Street and "D" Street as dedicated streets on the final map.

11. Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of any structures on the open space lot (Lot No. 47), and record a building restriction area over that open space lot on the final map.
12. Provide for the ownership and maintenance of the open space lot and private park (Lot Nos. 46 and 47) by the homeowners' association or dedicate the open space lot to a public agency to the satisfaction of Regional Planning.
13. 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.
14. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
15. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. 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, submit a copy of the document to be recorded to Regional Planning.
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 Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5).
17. Prior to the issuance of a grading and/or building permit, three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director as required by Conditional Use Permit Case No. 04-124-(5).
18. Per Section 21.32.195 of the County Code, 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 approved by the Director and a bond shall be posted with Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
19. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of Public Works, Regional Planning and the Fire Department. 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. 04-124-(5). Prior to approval of each final unit map, submit the following to Regional Planning:

- 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
- A summary sheet indicating the number and type of all lots shown, including open space breakdown by acreage and type, on the current and previous final maps.

Multiple copies of the phasing map shall be submitted to Regional Planning to ensure that the same map is distributed to other affected County Departments.

20. Upon completion of the appeal period, remit processing fees (currently \$1,275.00) 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 California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
21. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of Vesting Tentative Tract Map No. 060999. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program. After completion of the appeal period, record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
22. Upon completion of the appeal period, 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 Mitigation Monitoring Program.
23. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall

promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, of the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

24. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten 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 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 shall deposit additional fund 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, 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 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. 04-124-(5), the attached mitigation monitoring program, and the attached reports recommended by the Los Angeles County Subdivision Committee, which also consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Health Services.

**DRAFT CONDITIONS:**

1. This grant authorizes the use of the 12.2- acre subject property for a density-controlled development of a maximum total of 44 single-family dwelling units, as depicted on the approved Exhibit "A," 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 entity making use of this grant.
3. This grant shall not be effective for any purpose until:
  - a. 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 all required monies have been paid pursuant to Condition Nos. 7 and 9; and
  - b. An ordinance changing the zoning of the property from A-2-1 to RPD – 5000 – 5.0 U, as recommended in Zone Change Case No. 04-124-(5), has been adopted by the Los Angeles County Board of Supervisors and has become effective.
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 so 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. 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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of **\$750.00**. These monies shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) biennial inspections**. The inspections shall be unannounced.

8. If additional 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 additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
9. Upon completion of the appeal period, the permittee shall remit processing fees in the amount of **\$1,275.00** 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 and Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The mitigation measures set forth in the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this permit, and the permittee shall comply with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Regional Planning ("Director") for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director.
11. The permittee 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, 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 claim, action or proceeding and the County shall reasonably cooperate in the defense.
12. 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 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 of 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 Section 2.170.010 of the Los Angeles County Code ("County Code").

13. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060999. In the event that Vesting Tentative Tract Map No. 060999 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
14. 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 Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5).
15. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map. An amended tentative tract map approved for Vesting Tentative Tract Map No. 060999 may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
16. 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.
17. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and any maintenance agreements and covenants to Regional Planning for review and approval.
18. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 060999.

19. The applicant shall provide no less than 5.9 acres of open space, representing 72 percent of the project site, within Open Space Lot No. 47 and Private Park Lot No. 46.
20. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the RPD – 5000 – 5.0 U zone in accordance with Section 22.56.205 of the County Code. Associated Vesting Tentative Tract Map No. 060999 may record in phases as separate final maps, provided that the average area of all lots shown on each final map in conjunction with all previously recorded final maps complies with the minimum area requirements of the zone.
21. Prior to the issuance of any grading and/or building permit, site plans covering the applicable development phase as identified on the phasing map for Vesting Tentative Tract Map No. 060999 shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:
  - A. complies with the conditions of this grant and the standards of the zone; and
  - B. is compatible with hillside resources.
22. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.
23. All utilities less than 50 KV shall be placed underground.
24. 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").
25. 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.
26. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or holiday operations are permitted. 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.
27. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.

28. 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.
29. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
30. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
31. 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.
32. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
33. 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.
34. 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, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
35. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
36. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services ("Health Services"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
37. 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 Health Services. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Health Services and the California Regional Water Quality Control Board.

38. 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.
39. 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.
40. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
41. During construction, all large-size truck trips shall be limited to off-peak commute periods.
42. 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.
43. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading 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. 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. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

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 and Fire Warden"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

The landscaping plan must show that landscaped areas shall contain minimum 50 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 staff may determine that a lower percentage of such planting shall be required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting shall be at least 30 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by the Director and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

**Timing of Planting.** Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director. 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.

44. Record a covenant with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director for approval.
45. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director of Planning.
46. Upon completion of the appeal period, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Program.

The following reports consisting of 13 pages are the recommendations of Public Works.

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

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

HW

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. 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.
8. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
9. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
10. The first unit of this subdivision shall be filed as Tract Map No. 060999-01, the second unit, Tract Map No. 060999-02, and the last unit, Tract Map No.060999.
11. Show open space note on the final map and dedicate residential construction rights over the open space lots.
12. Provide off-site right of way or easement on the off-site portions of "B" Street and Nield Court joining the existing Nield Court to the satisfaction of Public Works. The off-site right of way or easement shall be recorded by a separate instrument prior to or concurrently with the recordation of Tract 60999 to the satisfaction of Public Works.
13. 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.
14. 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.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

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

Prepared by <sup>+HW</sup> Henry Wong

tr60999L-rev3.doc

Phone (626) 458-4915

Date 08-10-2005



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

TRACT MAP NO. 60999

TENTATIVE MAP DATED 06/08/05  
EXHIBIT MAP 06/08/05

DRAINAGE CONDITIONS

- o Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) hydrology which was conceptually approved on 04/26/2006 to the satisfaction of Public Works.

=====

GRADING CONDITIONS:

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

Name Ernesto Rivera Date 05/09/2006 Phone (626) 458-4921  
ERNESTO J RIVERA

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

DISTRIBUTION  
1 Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 60999  
SUBDIVIDER Scott Larson  
ENGINEER Sikand  
GEOLOGIST &  
SOILS ENGINEER Leighton & Associates, Inc. (Santa Clarita)

TENTATIVE MAP DATED 6/8/05 (Revised)  
LOCATION Plum Canyon  
REPORT DATE 8/11/05, 4/20/05, 9/24/04

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

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."
- The Soils Engineering review dated 9/15/05 is attached.

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

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

Prepared by   
Geir R. Mathisen

Reviewed by \_\_\_\_\_ Date 9/7/05

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

**SOILS ENGINEERING REVIEW SHEET**

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

District Office 8.2  
Job Number GMTR  
Sheet 1 of 1

**Review No. 3**

Tentative Tract 60999  
Location Plum Canyon  
Developer/Owner Scott Larson  
Engineer/Architect Sikand  
Soils Engineer Leighton and Associates, Inc. (0610887-001)  
Geologist Same as above

**DISTRIBUTION:**

Drainage  
 Grading  
 Geo/Soils Central File  
 District Engineer  
 Geologist  
 Soils Engineer  
 Engineer/Architect

**Review of:**

Revised Tentative Tract Map Dated by Regional Planning 6/8/05  
Geotechnical Report Dated 8/11/05, 4/20/05, 9/24/04

Previous review sheet dated 7/14/05

**ACTION:**

Tentative Tract 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 review stage, provide a soils report which includes, information, analyses, and/or recommendations for the 12 foot height retaining/debris walls shown on the submitted geotechnical map. If debris containment wall are proposed, the containment areas must be designed for 100 percent of the predicted debris flow volume. Therefore, provide data and analyses (e.g., areas to be mitigate, volume calculations of anticipated debris flow volume and containment volume, etc.) in support of the recommended mitigation measures.

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

- A. THE ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.
- B. PER THE SOILS ENGINEER, "SPECIFIC EARTHWORK RECOMMENDATIONS WILL BE GIVEN SUBSEQUENT TO ADDITIONAL GEOTECHNICAL REVIEW AT THE 40-SCALE GRADING PLAN REVIEW STAGE."



Reviewed by *[Signature]* Date 9/15/05

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\Yoshi\60999TentTd

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.
2. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
3. Provide minimum landing area of 25 feet for "D" Street at a maximum 3 percent grade to the satisfaction of Public Works.
4. Provide standard property line return radii of 13 feet at all local street intersections.
5. Dedicate right of way 30 feet from centerline within the tract boundaries on Houston Court, "B" Street, and "C" Street including a standard cul-de-sac bulb.
6. Dedicate right of way 29 feet from centerline within the tract boundaries on "D" Street including a standard cul-de-sac bulb.
7. Dedicate additional right of way for a standard knuckle at the intersection of "B" Street and "C" Street.
8. Provide off-site full-width easements and/or right of way to construct the off-site grading and full-width improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, from Nield Court to the westerly tract boundary, including a standard knuckle at the intersection of Nield Court and "B" Street, to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way.
9. Construct curb, gutter, base, pavement, and sidewalk within the tract boundaries on all streets. Permission is granted to use the alternate street section. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current ADA requirements to the satisfaction of Public Works.
10. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
11. 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.

12. Comply with the following street lighting requirements:

- a. Provide street lights on concrete poles with underground wiring within the tract boundaries on all streets and on the off-site portions of "B" Street and Niold Court joining the existing Niold Court to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
  - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
  - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. 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 of 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. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
13. Plant street trees within the tract boundaries on all streets.
14. Install postal delivery receptacles in groups to serve two or more residential lots.
15. Provide and install street name signs prior to occupancy of buildings.
16. 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.
17. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the Public Works.
18. Prior to final map approval, the applicant shall pay the fees established by the Board of Supervisors for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$15,030 per factored unit and is subject to change.
19. Comply with the mitigation measures identified in the attached June 23, 2005 letter from our Traffic and Lighting Division to the satisfaction of Public Works.



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

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: T-4

June 23, 2005

Mr. Bruce Chow  
Linscott, Law and Greenspan Engineers  
234 East Colorado Boulevard, Suite 400  
Pasadena, CA 91101

Dear Mr. Chow:

**TENTATIVE TRACT NOS. 60999 AND 52763**  
**DRAFT TRAFFIC IMPACT ANALYSIS (JUNE 3, 2005)**  
**UNINCORPORATED CANYON COUNTRY AREA**

As requested, we have reviewed the above-mentioned document. The project is located on the west side of Whites Canyon Road south of the intersection of Plum Canyon Road and Whites Canyon Road at Heller Circle and Farrell Road in the unincorporated County area of Canyon Country.

The proposed project is a 56 single-family residential development. The project is estimated to generate approximately 536 vehicle trips daily, with approximately 42 and 57 vehicle trips in the a.m. and p.m. peak hours, respectively.

We generally agree with the traffic study that the traffic generated by the proposed project alone with other related projects in the area will not significantly impact any County or County/City intersections or roadways in the area.

The following project site and access improvements are recommended for the project. These improvements shall be the sole responsibility of the project and shall be made a condition of approval to be in place prior to the issuance of any building permits:

"A" Street - TT 52763 (Future) at Whites Canyon Road

North approach: Two through lanes and one shared through/right-turn lane instead of three through lanes.

Mr. Bruce Chow  
June 23, 2005  
Page 2

South approach: Three through lanes.

West approach: One exclusive right-turn lane.

Detailed striping plans must be prepared and submitted to our Land Development Review Section for review and approval.

The project is within the Bouquet Bridge and Major Thoroughfare (B&T) District. The project shall pay its share of the Bouquet B&T fees.

We also agree with the study that the project will not have a significant impact on any Congestion Management Program monitored intersections, arterials, or freeway segments in the area.

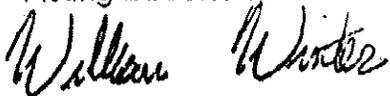
The latest tract map for Tentative Tract Nos. 60999 and 52763 shall be submitted to our Land Development Review Section for review and approval.

We require that the City of Santa Clarita be consulted with regard to the potential California Environmental Quality Act impacts within their jurisdiction.

If you have any further questions regarding the review of this document, please contact Mr. Jesse Cline of our Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4823.

Very truly yours,

DONALD L. WOLFE  
Acting Director of Public Works



WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division

CM: JC:cn

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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:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study including the proposed subdivision (PC11731, dated 07-19-2004) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

Prepared by Juan M Sarda  
Reviewed by Henry Wong HW

Phone (626) 458-7151

Date 07-25-2005

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. If necessary, 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.

Prepared by Janet Rodriguez

Phone (626) 458-4921

Date 08-10-2005

Reviewed by Henry Wong HW

tr60999w-rev3



COUNTY OF LOS ANGELES

APP

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 060999 Tentative Map Date 8-June-2005

Revised Report yes

- Checkboxes for fire hydrant requirements, including flow rates (1250 gpm), hydrant counts (4 public, 1 private), and installation standards.

Comments:

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.

By Inspector Janna Mast Date 16-Aug-05



## COUNTY OF LOS ANGELES

### FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

#### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 060999 Map Date 8-June-2005

C.U.P. \_\_\_\_\_ Vicinity Vasquez - 3064A

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: Lot 39 shall provide for a minimum paved driveway width of 20', said driveway shall be installed prior to the issuance of building permit.

By Inspector: Janna Masi Date 16-Aug-05

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



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



**PARK OBLIGATION REPORT**

Tentative Map #	60999	DRP Map Date:03/24/2005	SCM Date: / /	Report Date: 05/25/2005
Park Planning Area #	35D	CANYON COUNTRY		Map Type:REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

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

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

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

**Park land obligation in acres or in-lieu fees:**

ACRES:	0.42
IN-LIEU FEES:	\$54,849

**Conditions of the map approval:**

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

The payment of \$54,849 in-lieu fees.

**Trails:**

No trails.

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

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

By: James Barber  
James Barber, Advanced Planning Section Head

Supv D 5th  
May 26, 2005 07:07:25  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>60999</b>	DRP Map Date:	<b>03/24/2005</b>	SMC Date:	<b>/ /</b>	Report Date:	<b>05/25/2005</b>
Park Planning Area #	<b>35D</b>		<b>CANYON COUNTRY</b>			Map Type:	<b>REV. (REV RECD)</b>

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

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

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

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

Total Units  = Proposed Units  + Exempt Units

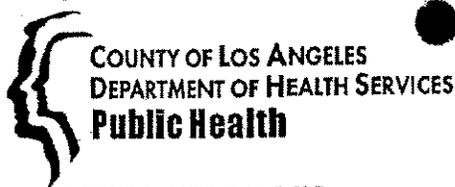
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.21	0.0030	44	0.42
M.F. < 5 Units	3.03	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>0.42</b>

Park Planning Area = 35D CANYON COUNTRY

Goal	Acre Obligation	RLV / Acre	In Lieu Base Fee
@(0.0030)	0.42	\$130,592	\$54,849

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt	Priv. Land Crdt	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.42	0.00	0.00	0.42	\$130,592	\$54,849



COUNTY OF LOS ANGELES  
DEPARTMENT OF HEALTH SERVICES  
**Public Health**

THOMAS L. GARTHWAITE, M.D.  
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF  
CHIEF OPERATING OFFICER

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

**Environmental Health**  
ARTURO AGUIRRE, Director

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



BOARD OF SUPERVISORS

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Fifth District

May 18, 2005

RFS No. 05-0009825

Tract Map No. 060999

Vicinity: Canyon Country

Tentative Tract Map Date: March 24, 2005 (2<sup>nd</sup> Revision)

The Los Angeles County Department of Health Services' conditions of approval for **Vesting Tentative Tract Map 060999** are unchanged by the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Santa Clarita Water Company** a public water system, which guarantees water connection and service to all lots. Prior to **Tentative Map Approval**, a "Will Serve" letter from the applicable water company shall be provided to this Department.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #26** as proposed.

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

Respectfully,

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

**STAFF USE ONLY**

PROJECT NUMBER: 04-124, 00-187

CASES: TR060999/TR52763

CP,PA,ZC



\*\*\*\* INITIAL STUDY \*\*\*\*

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: 3/23/05(TR060999), 01/19/05(TR52763)

Staff Member: Hsiao-ching Chen

Thomas Guide: 4461 F7

USGS Quad: Mint Canyon

Location: Whites Canyon Road, north of Steinway Street, Canyon Country, California

Description of Project: Project 00-187 includes a tentative Tract Map No. 52763, Local Plan Amendment (from Non-urban 1 to Urban 1), hillside/grading CUP, and Zone Change (from A-2-1 to R-1-5,000) to authorize the development of 12 single family residential lots and 1 open space lot. Site access will be from Whites Canyon Road. Project No. 04-124 includes a Tentative Tract map (TR060999), Plan Amendment (from W and HM to U3, HM), CUP for hillside management and cluster development, and Zone Change (from A-2-1 to RPD-5,000-5U) to build 44 single-family lots, 1 debris basin lot, 1 park lot (i.e., 3,960 sq.ft) and one open space lot. Site access to this tract will be from Houston Court of the recorded TR46018 immediately to the north. The development of this tract will also require off-site grading of 34,000 cubic yards of cut and 24,000 cubic yards of fill within the proposed TR52763 to the south.

Gross Area: 9.6 acres (TR52763); 12.5 acres (TR060999)

Environmental Setting: The project site is located within the County's unincorporated area known as the community of Canyon Country with the City of Santa Clarita to the south and west. Soledad Canyon (Road) is located approximately 2 miles south of the site. Both parcels are presently vacant with hillside topography but portions of them are disturbed. Remaining undisturbed portion contains chaparral which could sustain California Gnatcatcher. Surrounding land uses are single family residential uses or vacant land.

Zoning: RPD-5,000, A-2-1

General Plan: Non-urban

Community/Area Wide Plan: Non-urban 1, HM, W (Santa Clarita Valley Areawide General Plan)

**Major projects in area:**

<u>Project Number</u>	<u>Description &amp; Status</u>
<u>CP 03-074</u>	<u>Condominium (12/2003 approved)</u>
<u>04-075/TR060922</u>	<u>1,343 SF, 10-AC school, 9-AC parks on 2,196 AC land (pending)</u>
<u>04-102/ RV TR46018</u>	<u>4 SF, 5MF, 1 Fire Station, 1 Park, 3 Open Space (pending)</u>
<u>85-628/TR46018</u>	<u>2500 residential unit, park, and commercial sq.ft etc(1989 approved)</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
<input type="checkbox"/> None	<input type="checkbox"/> None	<input checked="" type="checkbox"/> None
<input checked="" type="checkbox"/> Regional Water Quality Control Board	<input checked="" type="checkbox"/> Santa Monica Mountains Conservancy	<input type="checkbox"/> SCAG Criteria
<input checked="" type="checkbox"/> Los Angeles Region	<input type="checkbox"/> National Parks	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input type="checkbox"/> National Forest	<input type="checkbox"/> Water Resources
<input type="checkbox"/> CA Dept of Health Services	<input type="checkbox"/> Edwards Air Force Base	
<input checked="" type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Resource Conservation District of the Santa Monica Mtns.	<u>County Reviewing Agencies</u>
<input type="checkbox"/> _____	<input checked="" type="checkbox"/> <u>Air Resources Board</u>	<input checked="" type="checkbox"/> Subdivision Committee
<input type="checkbox"/> _____	<input checked="" type="checkbox"/> <u>AOMD</u>	<input checked="" type="checkbox"/> DPW: <u>Traffic &amp; Lighting; Env Programs; Land Dev, Geo &amp; Materials</u>
<u>Trustee Agencies</u>	<input checked="" type="checkbox"/> <u>City of Santa Clarita</u>	<input checked="" type="checkbox"/> Health Services: <u>Env Protection, Solid Waste Mgt Programs</u>
<input type="checkbox"/> None	<input checked="" type="checkbox"/> <u>WS Hart USD</u>	<input checked="" type="checkbox"/> <u>Sanitation Districts</u>
<input checked="" type="checkbox"/> State Fish and Game	<input checked="" type="checkbox"/> <u>Sulphur Springs Union SD</u>	<input type="checkbox"/> _____
<input type="checkbox"/> State Parks	<input checked="" type="checkbox"/> <u>Santa Clarita Water Company</u>	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> <u>USFWS</u>	<input checked="" type="checkbox"/> <u>WaterNetwork</u>	<input type="checkbox"/> _____
<input type="checkbox"/> _____		<input type="checkbox"/> _____

**IMPACT ANALYSIS MATRIX**

		ANALYSIS SUMMARY (See individual pages for details)				
		No Additional Analysis				
		Addendum EIR/ND				
		Subsequent/Supplemental EIR				
CATEGORY	FACTOR	Pg			Potential Concern	
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seismic hazard, liquefaction
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage concept approval required
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Zone 4
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction activities
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chaparral
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Partially undisturbed land
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Partially undisturbed
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Whites Canyon Road, B&T fee
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Annexation to Sanitation Districts
	3. Education	18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Biota, air quality++

**DEVELOPMENT MONITORING SYSTEM (DMS) \***

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Non-urban hillside
- Yes  No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes  No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

**If both of the above questions are answered "yes", the project is subject to a County DMS analysis.**

Check if DMS printout generated (attached)

Date of printout: April 30, 2004 for TR060999

Check if DMS overview worksheet completed (attached)

\*EIRs and/or staff reports shall utilize the most current DMS information available.

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

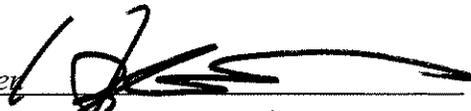
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

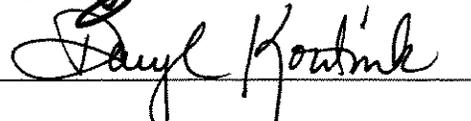
MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

On the basis of substantial evidence in the light of the whole record, there are substantial changes in project as well as with respect to the circumstances under which the project is undertaken. A Subsequent EIR is to be prepared pursuant to CEQA Guidelines Section 15163.

Reviewed by: Hsiao-ching Chen  Date: \_\_\_\_\_

Approved by: Daryl Koutnik  Date: 27 July 2005

This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed--see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

**HAZARDS - 1. Geotechnical**

**SETTING/IMPACTS**

- |    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Earthquake-induced landslides and liquefaction areas (Seismic Hazard Zones Map Mint Canyon Quad.)</i>  |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?<br><i>Earthquake-induced landslides (Seismic Hazard Zones Map Mint Canyon Quad.)</i>  |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located in an area having high slope instability?<br><i>Construction within hillside area</i>   |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?<br><i>Liquefaction areas (Seismic Hazard Zones Map Mint Canyon Quad.)</i>   |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?  |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? <i>Both projects are proposing grading within hillside areas: TR52763 proposes 83,000 c.y. of cut and 83,000 c.y. of fill; TR060999 proposes 143,000 c.y. of cut (34,000 offsite) and 143,000 c.y. of fill (24,000 off-site)</i> |
| g. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?   |
| h. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____  |

**STANDARD CODE REQUIREMENTS**

Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

Lot Size       Project Design       Approval of Geotechnical Report by DPW

*To mitigate project's potential geotechnical impacts, the applicant shall conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of grading permit.*

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

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

**HAZARDS - 2. Flood**

**SETTING/IMPACTS**

- |    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?<br><hr/>   |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?<br><br><i>Portion of the site is within "Flood plain" land use category in Santa Clarita Valley AGP.</i> <hr/> |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?<br><hr/>  |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run off?<br><hr/>   |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?<br><br><i>Grading will substantially change drainage pattern.</i> <hr/>  |
| f. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., dam failure)? <hr/>  |

**STANDARD CODE REQUIREMENTS**

- Building Ordinance No. 2225 C Section 308A  Ordinance No. 12,114 (Floodways)  
 Approval of Drainage Concept by DPW

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

- Lot Size                       Project Design

To mitigate project's potential impact on drainage, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

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

**HAZARDS - 3. Fire**

**SETTING/IMPACTS**

- |    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?<br><i>Fire Zone 4 (LA Co GP Safety Element Map-Plate7)</i>                |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?               |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?   |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?  |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?   |
| g. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |

**STANDARD CODE REQUIREMENTS**

Water Ordinance No. 7834     Fire Ordinance No. 2947     Fire Regulation No. 8

Fuel Modification/Landscape Plan

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Project Design

Compatible Use

*Comply with all SCM recommendations from Fire Department.*

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

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



**RESOURCES - 1. Water Quality**

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Is the project site located in an area having known water quality problems and proposing the use of individual water wells?  
\_\_\_\_\_
- b.    Will the proposed project require the use of a private sewage disposal system?  
\_\_\_\_\_
- If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?  
\_\_\_\_\_
- c.    Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?  
*NPDES compliance required*  
\_\_\_\_\_
- d.    Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?  
*NPDES compliance required*  
\_\_\_\_\_
- e.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

**STANDARD CODE REQUIREMENTS**

- Industrial Waste Permit                       Health Code Ordinance No. 7583, Chapter 5
- Plumbing Code Ordinance No. 2269                       NPDES Permit Compliance (DPW)
- MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**
- Lot Size                       Project Design                       TMDLs information provided to RWQCB

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

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



### RESOURCES - 3. Biota

#### SETTING/IMPACTS

- Yes No Maybe
- a.    Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?  
*Portion of sites are relatively undisturbed.*
- b.    Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
- c.    Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
- d.    Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?  
*Chaparral, coastal sage scrub*
- e.    Does the project site contain oak or other unique native trees (specify kinds of trees)?
- f.    Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *Gnatcatcher Survey indicates no Gnatcatcher observed on site and no record of any in the area. Western spadefoot toad reported to be on site.*
- g.    Other factors (e.g., wildlife corridor, adjacent open space linkage)?

#### MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size       Project Design       Oak Tree Permit       ERB/SEATAC Review

*Gnatcatcher survey dated 5/3/04 for TR060999 and survey for TR52763 dated June 8, 2005 by Dudek & Associates on file. No Gnatcatcher found on site or recorded in the area. See attached mitigation measures for details.*

#### CONCLUSION

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

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

**RESOURCES - 4. Archaeological / Historical / Paleontological**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                               |   |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?<br><br><i>Partially undisturbed.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the project site contain rock formations indicating potential paleontological resources?   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the project site contain known historic structures or sites?   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Other factors?  |

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

- Lot Size       Project Design       Phase I Archaeology Report

Archaeology Report dated 5/26/04 for TR060999 and Archaeology Report dated 11/3/04 for TR 52763 on file.  
Both conclude that there is little chance that additional prehistoric cultural resources will be found on site. Stop work condition will be imposed to ensure no underground artifacts destroyed during project grading.

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

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

**RESOURCES - 5.Mineral Resources**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?<br><hr/>                                 |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?<br><hr/> |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <hr/>   |

**MITIGATION MEASURES /**  **OTHER CONSIDERATIONS**

- Lot Size                       Project Design

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**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

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

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?<br><br>_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?<br><br>_____   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?<br><br>_____  |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br><br>_____  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size             Project Design
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

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

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                               |  |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?<br><hr/> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?<br><hr/>   |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? <i>Portion of sites is undisturbed.</i><br><hr/>  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?<br><hr/>   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project likely to create substantial sun shadow, light or glare problems?<br><hr/>  |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Other factors (e.g., grading or land form alteration): _____<br><hr/>  |

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

- Lot Size       Project Design       Visual Report       Compatible Use

landscape plan to be reviewed and approved prior to issuance of grading permit.  

---

**CONCLUSION**

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

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

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?  
TR060999 will relay entirely on the circulation system of TR46018 to the north.
- b.    Will the project result in any hazardous traffic conditions?  
\_\_\_\_\_
- c.    Will the project result in parking problems with a subsequent impact on traffic conditions?  
\_\_\_\_\_
- d.    Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?  
\_\_\_\_\_
- e.    Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?  
\_\_\_\_\_
- f.    Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?  
\_\_\_\_\_
- g.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

- Project Design     Traffic Report     Consultation with Traffic & Lighting Division

Traffic Impact Analysis dated June 3, 2005 by Linscott, Law and Greenspan Engineers on file. DPW letter dated June 23, 2005 concluded that project would not have significant impacts on County roadways and intersections with mitigation measures. Improvements required at Whites Canyon Road prior to issuance of building permit. B&T fees to be paid prior to recordation of final map.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

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

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?<br><br><i>See below.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?<br><br><i>See below.</i>                    |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____<br>_____  |

**STANDARD CODE REQUIREMENTS**

- Sanitary Sewers and Industrial Waste Ordinance No. 6130
- Plumbing Code Ordinance No. 2269

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Projects are currently outside of the jurisdictional boundaries of the Districts and will require annexation into District No. 26. The projects in total will generate approximately 3,120 gallons per day. The wastewater flow will be discharged to a local sewer line not maintained by the Districts for conveyance to the Districts' Soledad Canyon Trunk Sewer located in Honby Avenue at Santa Clara Street. This 21-inch diameter trunk sewer as a design capacity of 3.9 million gallons per day (mgd) and conveyed a peak flow of 2.4 mgd when last measured in 2003. The Santa Clarita Valley Joint Sewerage System has a permitted treatment capacity of 19.1 mgd and is currently processes an average flow of 18.6 mgd.

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

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

**SERVICES - 3. Education**

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Could the project create capacity problems at the district level?  
*Saugus School and William S Hart School Disticts are currently over capacity.*
- b.    Could the project create capacity problems at individual schools which will serve the project site?  
*Schools within the above two districts are currently operating over capacity.*
- c.    Could the project create student transportation problems?  
*Students may be transferred to other schools not in the immediately vicinity*
- d.    Could the project create substantial library impacts due to increased population and demand?  
*Projects will increase library materials and space demand*
- e.    Other factors? \_\_\_\_\_

**MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**

- Site Dedication       Government Code Section 65995       Library Facilities Mitigation Fee

**CONCLUSION**

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

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

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

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?<br>_____                    |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area?<br><br><u>Site is currently undeveloped.</u><br>_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____<br>_____  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Fire Mitigation Fees

Nearest Fire Station (No. 107) is located at 18239 W Soledad Canyon Rd., which is approx. 3 miles from the site.

Nearest Sheriff Station is located at 23740 West Magic Mountain Parkway, Valencia.

A new fire station is proposed within the adjacent tract to the east pending review.

(To be combined with discussion of Fire Hazard).

**CONCLUSION**

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

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

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

**SETTING/IMPACTS**

- Yes No Maybe
- a.    Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?  
\_\_\_\_\_
- b.    Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?  
*Santa Clarita Water Company*  
\_\_\_\_\_
- c.    Could the project create problems with providing utility services, such as electricity, gas, or propane?  
*SoCal, Gas Company, Edison*  
\_\_\_\_\_
- d.    Are there any other known service problem areas (e.g., solid waste)?  
*Projects are proposing 12 and 44 units of single family residences respectively.*  
\_\_\_\_\_
- e.    Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?  
\_\_\_\_\_
- f.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

**STANDARD CODE REQUIREMENTS**

Plumbing Code Ordinance No. 2269       Water Code Ordinance No. 7834

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design

*Will-Service letters from utility companies on file.*  
\_\_\_\_\_

**CONCLUSION**

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

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

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?<br>_____   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?<br><i>Site is surrounded by existing, proposed, or under-construction residential uses.</i><br>_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?<br>_____   |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____   |

**STANDARD CODE REQUIREMENTS**

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot size  Project Design  Compatible Use

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? \_\_\_\_\_  
\_\_\_\_\_

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

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?<br>_____   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?<br>_____   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?<br>_____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site?<br>_____   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?<br>_____   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?<br>_____  |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?<br>_____ |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?<br>_____                    |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?<br>_____   |
| j. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Toxic Clean up Plan

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to **public safety**?

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- Yes No Maybe
- a.    Can the project be found to be inconsistent with the plan designation(s) of the subject property?  
*A Plan Amendment is proposed.*
- b.    Can the project be found to be inconsistent with the zoning designation of the subject property?  
*A Zone Change is proposed.*
- c. Can the project be found to be inconsistent with the following applicable land use criteria:
- Hillside Management Criteria? *Grading within hillside area.*
- SEA Conformance Criteria?
- Other? \_\_\_\_\_
- d.    Would the project physically divide an established community?  
\_\_\_\_\_
- e.    Other factors? \_\_\_\_\_  
\_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

*Project will not have a significant impact on land use in its approved form.*

\_\_\_\_\_

\_\_\_\_\_

CONCLUSION

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

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

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

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?<br>_____  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?<br>_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?<br>_____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?<br>_____  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?<br>_____   |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?<br>_____                                      |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

\_\_\_\_\_

\_\_\_\_\_

**CONCLUSION**

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

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

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a.    Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

*Biota* \_\_\_\_\_

- b.    Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

*Traffic* \_\_\_\_\_

- c.    Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

*Air quality* \_\_\_\_\_

## CONCLUSION

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

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

MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Geotechnical</b> To mitigate project's potential geotechnical impacts, the applicant shall conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of grading permit.	Submittal and approval of liquefaction analysis	Prior to issuance of grading permit	Applicant	Public Works
<b>Flood Hazard/Drainage</b> Prior to issuance of any grading permit, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.	Submittal and approval of drainage concept	Prior to issuance of grading permit	Applicant	Public Works
<b>Fire Hazard/Fire Services</b> The applicant shall participate in an appropriate financing mechanism to provide funds for fire protection facilities which are required by new commercial, industrial, or residential development in an amount proportionate to the demand created by this project.	Payment of applicable fees	Prior to issuance of any building permit	Applicant	Fire Department
Each applicant shall submit a fuel modification and landscape plan to the Fire Department and Department of Regional Planning for review and approval.	Submittal and approval of fuel modification and landscape plan	Prior to issuance of grading permit	Applicant	Fire Department Regional Planning
<b>Air Quality</b> The maximum acreage of disturbance within these two tract areas during grading operations shall combined not exceed 4.4 acres per day during site grading.	Field check	During Project grading	Applicant	Public Works
To mitigate project's air quality impact to less than significant,	Field check	During Project grading	Applicant	

**MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>off-road equipment utilized during project grading on both tracts shall be limited at any time to one grader, one truck, two rubber tired dozers, four scrapers, and one tractor/loader/backhoe. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) is more diesel efficient and less diesel dependent.</p>	Field check	During building construction	Applicant	Public Works
<p>To mitigate project's air quality impact to less than significant, off-road equipment utilized during building construction on the two tracts at any time shall be limited to two concrete/industrial saws, two rough terrain forklifts, and four other equipment. Equipment listed above may be substituted if the applicant demonstrates that the substitute(s) are more diesel efficient and less diesel dependent.</p>	Field check	During building construction	Applicant	Public Works
<p><b>Biota</b> Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically</p>	No ground disturbing between February 1 and August 31. If construction is scheduled between February 1 and August 31, site surveys according to said schedule.	Prior to ground disturbance	Applicant	Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>	<p>Survey during appropriate season. Submittal and submittal of a salvage and management plan for western spadefoot toad</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Regional Planning</p>

MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>develop a salvage and relocation management plan for the western spadefoot toad, incorporating a 5-year monitoring program, to the satisfaction of the California Department of Fish and Game and the Los Angeles County Department of Regional Planning. The plan shall provide for the salvage of spadefoot individuals and the creation of a habitat area within appropriate dedicated open-space area on-site, or off-site where suitable habitat exists, which shall consist of shallow, excavated rain pools as large as or larger than the pools affected by the construction of the project. The rain pools shall be designed to retain surface water seasonally, so that aquatic pests, such as bullfrogs and crawfish do not become established. If no western spadefoot toads are found to exist during the survey, no further action shall be required of the applicants.</p>				
<p><b>Cultural Resources</b> The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.</p>	<p>Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures</p>	<p>Upon encounter of cultural resource</p>	<p>Applicant</p>	<p>Regional Planning</p>

MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Visual</b> The applicant shall submit a landscape plan to the Department of Regional Planning for review and approval.	Submittal and approval of Landscape plan	Prior to issuance of building permit	Applicant	Regional Planning
<b>Traffic</b> Prior to issuance of any building permits, The applicant shall prepare detailed striping plans to the Department of Public Works for review and approval. The applicant shall be responsible for the following improvements on "A" Street of TR52763 at Whites Canyon Road:  1. North approach – Two through lanes and one shared through/right-turn lane instead of three through lanes. 2. South approach – Three through lanes. West approach – One exclusive right-turn lane.	Submittal and approval of striping plan.  Payment or bond for said improvements	Prior to issuance of building permit	Applicant (TR52763 only)	Public Works
Prior to issuance of any grading permit, TR52763 shall submit detailed striping plans to the Department of Public Works for review and approval.	Submittal and approval of striping plans	Prior to issuance of grading permit	Applicant (TR52763 only)	Public Works
The applicant shall pay its share of the Bouquet B&T fees to the satisfaction of the Department of Public Works prior to recordation of the final map.	Payment of B&T fee	Prior to recordation of final map	Applicant	Public Works
<b>Education</b> Prior to issuance of any building permits, each project shall pay	Payment of school fees	Prior to issuance of building permit	Applicant	Public Works School Districts

MITIGATION MONITORING AND REPORTING PROGRAM  
PROJECT No. 00-187 (TR52763) & 04-124 (TR060999)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>developer fees to the affected school districts as required by state law to cover incremental increase in residential units associated with the project. No mitigation measure beyond payment of the school impact fees is necessary to mitigate project-related school impacts.</p>	<p>Payment of library fees</p>	<p>Prior to issuance of building permit</p>	<p>Applicant</p>	<p>Public Library Public Works</p>
<p>Prior to issuance of any building permits, each project shall pay developer fees to the satisfaction of the County Library to cover the incremental demand for space and books or materials generated by the new residential units.</p>				
<p><b>Mitigation Compliance</b> As a means of ensuring compliance of all above mitigation measures, each applicant is responsible for submitting annual or requested mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.</p>	<p>Submittal of annual/requested Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account</p>	<p>Annual or as requested until such time as all mitigation measures have been implemented.</p>	<p>Applicant</p>	<p>Regional Planning</p>

Such other information as the planning director determines to be necessary for adequate evaluation. The planning director may waive one or more of the above items where he deems such item(s) to be unnecessary to process the application.

HILLSIDE MANAGEMENT AND SIGNIFICANT ECOLOGICAL AREAS – BURDEN OF PROOF

A. Hillside Management Areas (Section 22.56.215 F.1):

1. That the proposed project is located and designed so as to protect the safety of current and future 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;

The proposed project is surrounded by the existing single family development and connecting to existing two tap public improved roads. The proposed residential subdivision has been reviewed by the Department of Public Works, geologic and soils and drainage will be mitigated as a condition of development.

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2. That the proposed project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;

The proposed single family development is consistent and compatible to the surrounding topography. Approximately 50% of the site has been graded for the drainage mitigation of the north site. A minimum of 70% of the site provided as open space. The proposed design is maintained contour grading to blend with natural topography and sensitive biotic, cultural resources of the areas.

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3. 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;

The existing commercial center approximately one mile at Plum Canyon Road and Bouquet Canyon Road will be served to this development and 7 acre commercial site has been graded for commercial center on TT 46018 immediate north of this site within 0.5 miles.

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4. That the proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

The proposed single family development will meet the housing demand of Santa Clarita Valley area. The product types will be compatible with the surrounding community and will compliment the community character. The proposed design will be complied per Public Works standards. The proposed houses will enhance the surrounding community character and benefit current and future residents.

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CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF

SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
  1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed project has been designed as a cluster development and kept open space steep land in order to enhance the natural environment. The proposed residential subdivision development has been reviewed by the Department of Public Works and geologic, soils, and drainage will be mitigated as a condition of development. All applicable development standards and ordinances will be implemented to avoid any detrimental impacts on the subject site. In addition all ordinances and standards to protect the health, peace comfort and of employment of persons residing in the surrounding area will be maintained and enhanced.

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- B. 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The 12.5 Ac site is more than adequate to accommodate the development features required by ordinances to integrate the proposed use with the surrounding areas. The proposed lot sizes are consistent with surrounding community zoning standards. Approximately 3 Ac keep as natural open space and Manufactured slopes are irrigated and maintained by landscape maintenance district.

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- C. That the proposed site is adequately served:
  1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required

1. Access to the project site will be through Houston Court and Nield Court (tap Street) The proposed public roads on the project will be improved per public works standards.

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2. All the public utilities and services (i.e. water, sewer, storm drain, telephone, cable etc.) will be provided to the site from the existing Improved street Houston Court and Neild Court to the North of the site.

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3. The fully improved Houston Court is tap street to this project.

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In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

The surrounding properties land area, and land uses have changed from non-urban to urban to current residential uses and thus warrant new zoning into urban and residential uses.

The proposed single family development is clustered over flat surface and is compatible to the immediate north and east of single family development of TT 46018. The proposed single family development zone is consistent with the surroundings and extension of this zone will enhance this area.

B. A need for the proposed classification exists within such area or district because:

The additional residential zoned areas will provide for future demand due to recent population increases and the community needs. The current development surrounding the area of the subject site will soon exhaust the available residentially zone areas. This change in the zone can also be done without contributing to urban sprall

C. The particular property under consideration is a proper location for said zone classification within such area of district because:

The proposed location of the residential development will integrate the surrounding development. The approved commercial project is at Plum Canyon Road and Heller Circle. The landuse to the north and east are zoned U-3 and U-4 with detached residential development. The re-zoning of this project will bring this last remaining infill property into a zone conforming with the neighboring zones and uses.

D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

The proposed zoning is in conformity with good zoning practices. The proposed development is extended from Houston Court and Neild Court. Park and school services are available from Whites Canyon Road and Nield Street to this site.

The subject project proposed passive park for the local community. The project will provide additional improvements to the existing circulation system and thereby in the insterest of public health, safety and general welfare.

(\*\*NOTE: Use additional sheets as necessary\*\*)