Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

CERTIFIED-RECEIPT REQUESTED

Bruce W. McClendon FAICP
Director of Planning

March 29, 2007

Casey Beyer
WL Homes, LLC
5805 Sepulveda Boulevard, Suite 800
Van Nuys, California 91411

Mr. Beyer:

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

A public hearing on Zone Change Case No. 04-124-(5), Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5) was held before the Regional Planning Commission of Los Angeles County ("Commission") on September 6, 2006 and October 18, 2006.

After considering the evidence presented, the Commission in its action on March 28, 2007, recommended that the Los Angeles County Board of Supervisors ("Board") approve the requested zone change, and re-approve the approved tentative tract map and conditional use permit in accordance with the Subdivision Map Act, Titles 21 (Subdivision Ordinance) and 22 (Zoning Ordinance) of the Los Angeles County Code ("County Code"), and the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the resolutions and approved findings and conditions is attached.

The change of zone is currently pending. The conditional use permit and vesting tentative tract map are not effective until the change of zone is adopted by the Board. Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the County Code, the vesting tentative map and conditional use permit are deemed to be called for review/appealed by the Board and shall be considered concurrently with the recommended zone change at the public hearing.

The action on the tentative tract map and conditional use permit authorize:

1. The subdivision of the 9.89-acre into 42 single-family lots, one public facility lot, one open space lot and one private park lot;

2. The development of the property in compliance with requirements for the

Residential Planned Development Zone; and

3. Hillside management and density-controlled development as well as onsite project grading exceeding 100,000 cubic yards.

Your attention is called to the following:

1. Condition No. 3 of the Conditional Use Permit provide that the permit shall not become effective for any purpose until the applicant and the owner of the property involved, or their duly authorized representative, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") the affidavit stating that they are aware of and accept all of the conditions of the permit.

2. During the 10-day period following action by the Commission **(appeal period ends April 19, 2007)**, the Regional Planning Commission's action may be appealed to the Board. If you wish to appeal this decision to the Board, you must do so in writing. Your appeal should be filed with the Office of the Clerk of the Board, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Clerk of the Board of Supervisors at (213) 974-1432 for the current appeal fee.

The tentative tract map approval shall expire two years from the date of action by the Board. If the subject tentative tract map does not record prior to the expiration date, a request in writing for an extension of the approval must be received in person by the Land Divisions Section of Regional Planning prior to the expiration date. Pursuant to Section 22.56.140 (4) of the County Code, the conditional use permit shall be null and void unless they are utilized prior to the expiration of the tentative tract map. Recordation of the tentative tract map shall constitute use of this permit.

Time extensions granted for the tract map shall also apply to the conditional use permit.

The recommended zone change is from A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) to RPD-5,000-5U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – Five Dwelling Units per Net Acre).

If you have any questions regarding this matter, please contact Ramon Cordova of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Bruce W. McClendon, FAICP
Director of Planning

Frank Meneses, Administrator
Current Planning Division

FM:ST:rec

Enclosures: Resolution, Findings and Conditions, Environmental Document and Affidavit of Acceptance

c: Board of Supervisors
Subdivision Committee
Jagadeesh Jiyothi

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 04-124-(5)

WHEREAS, the Regional Planning Commission ("Commission") of the County of Los Angeles conducted a public hearing regarding Zone Change Case No. 04-124-(5), Vesting Tentative Tract Map No. 060999 and Conditional Use Permit Case No. 04-124-(5) on September 6, 2006 and October 18, 2006; and

WHEREAS, the Commission finds as follows:

1. The subject site is located lying southwest of Whites Canyon Road at the southerly terminus of Houston Court in the Sand Canyon Zoned District.

2. The rectangularly-shaped property is 12.2 gross acres (9.89 net acres) in size with slight to steeply sloping terrain topography.

3. Access to the proposed development is provided by the southerly extension of Houston Court, a 60-foot wide dedicated street.

4. Zone Change Case No. 04-124-(5) is a request to authorize change of zone from A-2-1 (Heavy Agricultural- One Acre Minimum Required Lot Area) to RPD-5,000-5.0 U (Residential Planned Development-5,000 Square Feet Minimum Required Lot Area –Five Dwelling Units per Net Acre). The RPD designation will ensure that the proposed project will ensure compatibility with existing developments located on the north, east and west, and will conform to approved plans. The conditional use permit will demonstrate compliance with requirements of the hillside management, density-controlled development and onsite project grading as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

5. Zone Change Case No. 04-124-(5) was heard concurrently with Vesting Tentative Tract Map No. 060999, and Conditional Use Permit Case No. 04-124-(5) at the September 6, 2006 and October 18, 2006 public hearings.

6. Vesting Tentative Tract Map No. 060999 is a related request to create 42 single-family residential lots, one public facility lot (7,397 square feet), one open space lot (3.21 acres) and one private park (26,570 square feet) on 12.2 gross acres.

7. Conditional Use Permit Case No. 04-124-(5) is a related request to ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading that exceeds 100,000 cubic yards.

8. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

9. The applicant's site plan, labeled as "Exhibit A," depicts a 12.2 -acre rectangularly-shaped property developed with 42 single-family lots. The residential lots are arranged along the three main internal public streets. Two points of entry and exit are proposed on Houston Court and Nield Court. Of the 42 single-family lots, individual lots range in size from 4,501 to 12,832 square feet. Approximately 6.4 acres (52 percent of the subject property) of open area is provided within the development consisting of natural and manufactured open space, front and side yards, back yard slope areas and a private park. Grading consists of 143,000 cubic yards of cut and fill to be balanced onsite.

10. The property is depicted in the Hillside Management (HM) and Floodway/Floodplain (W) land use category of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Based on applicant's submitted slope density analysis, which calculates density for areas with zero to 25 percent slope, 25 to 50 percent slope, and over 50 percent slope, the subject property yields a maximum of 212 dwelling units. As the flood hazards are considered mitigated, adjacent land use categories of HM, Urban2 (U2) and Urban 3 (U3) were used to calculate the maximum density. The project proposes 42 dwelling units which is consistent with the density calculations.

11. The project site is currently zoned A-2-1, which was established by Ordinance No. 7191 and became effective on August 23, 1957. The project proposes a zone change to RPD-5,000-5.0 U.

12. Surrounding zoning includes A-2-1 to the south and west and RPD-5,000-6.2 U to the east and north.

13. The subject property consists of three lots currently unimproved. Surrounding uses include single-family residences and vacant properties to the north, east, west and south.

14. The project is consistent with the proposed RPD zoning classification. Single-family residences are permitted in the RPD zone pursuant to Section 22.20.460 of the Los Angeles County Code ("County Code"). The proposed density of 42 single-family lots is consistent with the maximum 60 dwelling units that can be accommodated by the RPD-5,000-5.0 U zoning. The applicant has requested a conditional use permit ("CUP") to ensure compliance with the requirements of the

hillside management, density-controlled development and on-site project grading exceeding 100,000 cubic yards pursuant to Sections 22.24.150, 22.56.205 and 22.56.215 of the County Code.

15. The project was originally designed with 44 single-family lots, one public facility lot, one open space lot and one private park on 12.2 gross acres.

16. During the September 6, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant as well as the public regarding the proposed development.

17. During the September 6, 2006 public hearing, staff provided comments that the proposed development was consistent with the HM and W land use categories of the Plan. Staff also indicated that the proposed subdivision met the open space requirements for Nonurban (70 percent) and urban (25 percent) areas.

18. During the September 6, 2006 public hearing, the applicant's representative stated that the proposed private park would not be fenced and would be open to the public. The applicant's representative also stated that they would agree to a condition of approval allowing the homeowner's association in an adjoining development use of the private park.

19. During the September 6, 2006 public hearing, four persons in opposition testified that the proposed private park was too small and would like to see the park enlarged to allow for a more recreational use. The opposition further testified that there were existing drainage and flooding hazards within the proposed development.

20. During the September 6, 2006 public hearing, the Commission asked whether more recreational space could be created to accommodate the existing community as well as the proposed development. The Commission also inquired whether the proposed private park could be relocated as to allow for more curbside parking and reduce the intrusion of park users on the new development. The applicant's representative stated that a proposed 7.5- acre public park proposed for the existing Plum Canyon community but was behind schedule in construction. The applicant's representative indicated they would meet with the community to design a larger park.

21. During the September 6, 2006 public hearing after taking all the Commission continued the public hearing to October 18, 2006 to allow time for the applicant to meet with the existing adjacent community's homeowners association to address issues about open space, additional park amenities for the region as well as address contour grading of the off-site parcel lying south of the subject property.

22. After the September 6, 2006 public hearing, the applicant met with the St. Clare Homeowner's Association ("Association") on September 22, 2006 to discuss redesigning the proposed private park and annexing the new development into the Association.

23. During the October 18, 2006 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and public regarding the proposed development.

24. Staff received one petition letter with 14 signatures from the adjoining community in opposition to the proposed development. Concerns were related to the design of the proposed private park and traffic safety issues related to the proposed development.

25. During the October 18, 2006 public hearing, staff provided comments that the applicant had submitted a new conceptual map that shows the proposed private park increased from 3,703 square feet to 30,703 square feet in size.

26. In their presentation on October 18, 2006, the applicant stated that they had met with the St. Clare homeowners association to discuss enlarging the proposed private park and its annexation by the association.

27. Eight persons testified on October 18, 2006, in opposition to the project with comments that the board of directors for the homeowners association were not speaking for the entire homeowners association while negotiating with the applicant for the new park. The opposition also testified that existing homeowners closest to the proposed development would be negatively impacted by construction activity, increased traffic and the proposed park.

28. During the October 18, 2006 public hearing, the Commission expressed their dissatisfaction with flag lots being adjacent to the proposed park because they could be mistaken for parking areas for the park. The applicant responded that the intent of the flag access strip was to act as a buffer to the adjacent park.

29. During the October 18, 2006 public hearing, the Commission stated their desire for the private park to be relocated to the location of proposed Lot Nos. 40 through 42.

30. During the October 18, 2006 public hearing, the Commission also inquired if additional open space could be created within the proposed retention basin lot. Additionally, the commission stated their displeasure with the proposed grading for Tentative Tract No. 52976 adjoining the proposed development on the south.

31. On October 18, 2006, the Commission closed the public hearing, and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 060999 with modifications as discussed and Conditional Use Permit Case No. 04-124-(5), with final review of the redesign by the Los Angeles County Subdivision Committee and instruct staff to prepare the final documents for approval.

32. The proposed use is required to comply with the development standards of the RPD zone pursuant to Sections 22.20.460 of the County Code.

33. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.

34. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, as shown in Vesting Tentative Tract Map No. 060999 and Exhibit "A".

35. Compatibility with surrounding land uses will be ensured through the related subdivision, conditional use permit and mitigating measures.

36. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.

37. The subject property is a proper location for the recommended zoning classification in that the recommended zoning classification for the subject property is compatible with adjacent and/or nearby zoning classifications and/or land uses.

38. The adoption of the proposed zoning classification will be in the interest of public health, safety and general welfare, and in conformity with good planning practices in that the proposed zoning classification implement a project that promotes single-family residential development within unimproved land.

39. Adoption of the proposed zone change will enable the development of the subject property as proposed.

40. The applicant in this case has satisfied the "Burden of Proof" for the requested Zone Change which is needed and appropriate.

41. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on traffic/access, environmental safety and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

42. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

43. This project has not been found to have no effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

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

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

1. Hold a public hearing to consider the above recommended zone change; and

2. Certify that the Mitigated Negative Declaration has been completed in compliance

with CEQA, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and

3. Approve the Mitigated Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and

4. Approve and adopt the Mitigation Monitoring Program for the proposed project, incorporated in the Mitigated Negative Declaration, and pursuant to Section 21081.6 of the Public Resources Code, find that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and

5. Adopt Zone Change Case No. 04-124-(5) changing the zoning classification on the property.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on March 28, 2007.

_____

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

CHANGE OF PRECISE PLAN

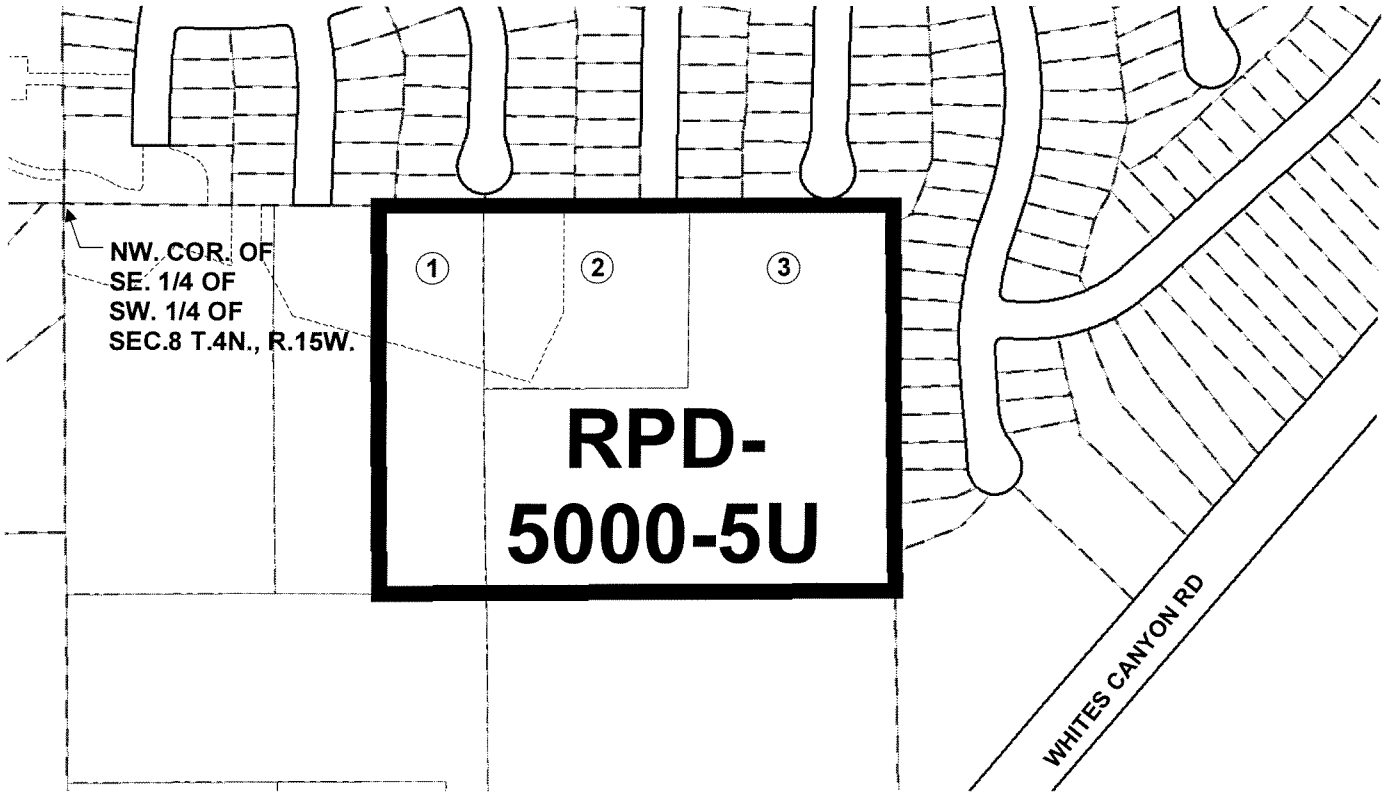
SAND CANYON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 04-124-(5)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

(1) — THE E. 1/2 OF THE E. 1/2 OF THE N 1/2 OF THE W. 1/2 OF THE SE. 1/4 OF THE SW. 1/4 OF SEC. 8. T.4N., R.15W., SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED ON THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON MARCH 29, 1877.

(2) THE NW. 1/4 OF THE N. 1/2 OF THE E. 1/2 OF THE SE. 1/4 OF THE SW. 1/4 OF SAID SECTION.

(3) — THE N. 1/2 OF THE E. 1/2 OF THE SE. 1/4 OF THE SW. 1/4 OF SAID SECTION. EXCEPT THEREFROM THE NW. 1/4 OF SAID N. 1/2 OF THE E. 1/2 OF THE SE. 1/4 OF THE SW. 1/4 AS DESCRIED ABOVE.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA

N

0 150 300 FEET

COUNTY ZONING MAP
273H141 270H141

DIGITAL DESCRIPTION: \ZCO\ZD_SAND_CANYON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
ESTHER L. VALADEZ, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 060999

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 060999 on September 6, 2006 and October 18, 2006. Vesting Tentative Tract Map No. 060999 was heard concurrently with Zone Change Case No. 04-124-(5) and Conditional Use Permit Case No. 04-124-(5).

2. Vesting Tentative Tract Map No. 060999 is a request to create 42 single-family residential lots, one public facility lot (7,397 square feet), one open space lot (3.21 acres) and one private park (26,570 square feet) on 12.2 gross acres.

3. The subject site is located lying southwest of Whites Canyon Road at the southerly terminus of Houston Court in the Sand Canyon Zoned District.

4. The rectangularly-shaped property is 12.2 gross acres (9.89 net acres) in size with slight to steeply sloping terrain topography

5. Access to the proposed development is provided by the southerly extension of Houston Court, a 60-foot wide dedicated street.

6. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) which was established by Ordinance No. 7191 and became effective on August 23, 1957. The project proposes a zone change to RPD-5,000-5.0 U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – Five Dwelling Units per Net Acre).

7. Surrounding zoning includes A-2-1 to the south and west and RPD-5,000-6.2 U to the east and north.

8. The subject property consists of three lots currently unimproved. Surrounding uses include single-family residences and vacant properties to the north, east, west and south.

9. The project is consistent with the proposed RPD zoning classification. Single-family residences are permitted in the RPD zone pursuant to Section 22.20.460 of the Los Angeles County Code ("County Code"). The proposed density of 42 single-family lots is consistent with the maximum 60 dwelling units that can be accommodated by the RPD-5,000-5.0 U zoning.

Findings

10. The property is depicted in the Hillside Management (HM) and Floodway/Floodplain (W) land use category of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Based on applicant's submitted slope density analysis, which calculates density for areas with zero to 25 percent slope, 25 to 50 percent slope, and over 50 percent slope, the subject property yields a maximum of 212 dwelling units. The project proposes 44 dwelling units which is consistent with the density calculations. As the flood hazards are considered mitigated, adjacent land use categories of HM, Urban2 (U2) and Urban 3 (U3) were used to calculate the maximum density. The project proposes 42 dwelling units which is consistent with the density calculations.

11. Zone Change Case No. 04-124-(5) is a related request to authorize change of zone from A-2-1 to RPD-5,000-5.0 U The Residential Planned Development designation will ensure that the proposed project would be adjoining other existing clustered developments located on the north, east and west and will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will demonstrate compliance with requirements of the hillside management and density-controlled development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

12. Conditional Use Permit Case No. 04-124-(5) is a related request to ensure compliance with the requirements of hillside management and density-controlled development, as well as onsite project grading that exceeds 100,000 cubic yards.

13. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

14. The applicant's site plan, labeled as "Exhibit A," depicts a 12.2 -acre rectangularly-shaped property developed with 42 single-family lots. The residential lots are arranged along the three main internal public streets. Two points of entry and exit are proposed on Houston Court and Nield Court. Of the 42 single-family lots, individual lots range in size from 4,501 to 12,832 square feet. Approximately 6.4 acres (52 percent of the subject property) of open area is provided within the development consisting of natural and manufactured open space, front and side yards, back yard slope areas and a private park. Grading consists of 143,000 cubic yards of cut and fill to be balanced onsite.

15. The project was originally designed with 44 single-family lots, one public facility lot, one open space lot and one private park on 12.2 gross acres.

16. During the September 6, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant as well as the public regarding the proposed development.

17. During the September 6, 2006 public hearing, staff provided comments that the proposed development was consistent with the HM and W land use categories of the Plan. Staff also indicated that the proposed subdivision met the open space requirements for Nonurban (70 percent) and urban (25 percent) areas.

18. During the September 6, 2006 public hearing, the applicant's representative stated that the proposed private park would not be fenced and would be open to the public. The applicant's representative also stated that they would agree to a condition of approval allowing the homeowner's association in an adjoining development use of the private park.

19. During the September 6, 2006 public hearing, four persons in opposition testified that the proposed private park was too small and would like to see the park enlarged to allow for a more recreational use. The opposition further testified that there were existing drainage and flooding hazards within the proposed development.

20. During the September 6, 2006 public hearing, the Commission asked whether more recreational space could be created to accommodate the existing community as well as the proposed development. The Commission also inquired whether the proposed private park could be relocated as to allow for more curbside parking and reduce the intrusion of park users on the new development. The applicant's representative stated that a proposed 7.5- acre public park proposed for the existing Plum Canyon community but was behind schedule in construction. The applicant's representative indicated they would meet with the community to design a larger park.

21. During the September 6, 2006 public hearing after taking all the Commission continued the public hearing to October 18, 2006 to allow time for the applicant to meet with the existing adjacent community's homeowners association to address issues about open space, additional park amenities for the region as well as address contour grading of the off-site parcel lying south of the subject property.

22. After the September 6, 2006 public hearing, the applicant met with the St. Clare Homeowner's Association ("Association") on September 22, 2006 to discuss redesigning the proposed private park and annexing the new development into the Association.

23. During the October 18, 2006 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and public regarding the proposed development.

24. Staff received one petition letter with 14 signatures from the adjoining community in opposition to the proposed development. Concerns were related to the design of the proposed private park and traffic safety issues related to the proposed development.

25. During the October 18, 2006 public hearing, staff provided comments that the applicant had submitted a new conceptual map that shows the proposed private park increased from 3,703 square feet to 30,703 square feet in size.

26. In their presentation on October 18, 2006, the applicant stated that they had met with the St. Clare homeowners association to discuss enlarging the proposed private park and its annexation by the association.

27. Eight persons testified on October 18, 2006, in opposition to the project with comments that the board of directors for the homeowners association were not speaking for the entire homeowners association while negotiating with the applicant for the new park. The opposition also testified that existing homeowners closest to the proposed development would be negatively impacted by construction activity, increased traffic and the proposed park.

28. During the October 18, 2006 public hearing, the Commission expressed their dissatisfaction with flag lots being adjacent to the proposed park because they could be mistaken for parking areas for the park. The applicant responded that the intent of the flag access strip was to act as a buffer to the adjacent park.

29. During the October 18, 2006 public hearing, the Commission stated their desire for the private park to be relocated to the location of proposed Lot Nos. 40 through 42.

30. During the October 18, 2006 public hearing, the Commission also inquired if additional open space could be created within the proposed retention basin lot. Additionally, the commission stated their displeasure with the proposed grading for Tentative Tract No. 52976 adjoining the proposed development on the south.

31. On October 18, 2006, the Commission closed the public hearing, and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 060999 with modifications as discussed and Conditional Use Permit Case No. 04-124-(5), with final review of the redesign by the Los Angeles

County Subdivision Committee and instruct staff to prepare the final documents for approval.

32. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.

33. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.

34. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.

35. The design of the subdivision and the proposed improvements will not cause substantial environmental. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.

36. The design of the subdivision provides for future passive or natural heating or cooling opportunities therein.

37. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the tentative tract map, provide adequate protection for any such easements.

38. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

39. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.

40. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.

41. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

42. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise, water quality, air quality, traffic/access, sewage disposal, utilities, environmental safety and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

43. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

44. This project has not been found to have no effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

45. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 04-124-(5) and the Mitigation Monitoring Program.

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves Vesting Tentative Tract Map No. 060999 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

DEPARTMENT OF REGIONAL PLANNING **Map Date: 1-18-2007**
VESTING TENTATIVE TRACT MAP NO. 060999

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 and all previously recorded final unit maps shall comply with the minimum lot area requirements of the RPD-5000 -5.0 U zone and open space areas.

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's 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. Lot Nos. 39 and 40 are approved as flag lots. Each flag lot shall have a fee access strip of at least 10 feet in width on multiple access.

11. Reserve reciprocal easements for ingress and egress over the common driveway to benefit Lot Nos. 39 and 40 served. Submit a copy of the draft document to be reviewed prior to recordation by Regional Planning prior to final map approval.

12. 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 No. 45, and record an open-space building restriction area over that open space lot on the final map and all other open space areas.

13. Provide for the ownership and maintenance of the open space lot and private park lot (Lot Nos. 43 and 45) by the homeowners' association. Dedicate the open space lot to a public agency to the satisfaction of Regional Planning.

14. 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.

15. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.

16. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's CC&Rs or maintenance agreements 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.

17. No grading permit shall be issued prior to 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).

18. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning ("Director of Planning") as required by Conditional Use Permit Case No. 04-124-(5) prior to issuance of a grading permit and/or building permit.

19. 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.

20. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of Los Angeles County Subdivision

Committee. Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit Case No. 04-124-(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.

21. Upon completion of the appeal period, remit processing fees (currently $1,850.00) 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.

22. 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.

23. 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.

24. 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.

25. 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 Public Health.

FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 04-124-(5)

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Conditional Use Permit Case No. 04-124-(5) on September 6, 2006 and October 18, 2006. Conditional Use Permit Case No. 04-124-(5) was heard concurrently with Zone Change Case No. 04-124-(5) and Vesting Tentative Tract Map No. 060999.

2. The applicant, John Lang Homes, is proposing a single-family residential development of 42 single-family lots, one public facility lot (7,397 square feet), one open space lot (3.21 acres) and private park lot (26,570 square feet) on 12.2 gross acres.

3. A conditional use permit ("CUP") is required to ensure compliance with the requirements of hillside management, density-controlled development and on-site project grading exceeding 100,000 cubic yards pursuant to Section 22.24.150, 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").

4. The subject site is located lying southwest of Whites Canyon Road at the southerly terminus of Houston Court in the Sand Canyon Zoned District.

5. The rectangularly-shaped property is 12.2 gross acres (9.89 net acres) in size with slight to steeply sloping terrain topography.

6. Access to the proposed development is provided by the southerly extension of Houston Court, a 60-foot wide dedicated street.

7. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) which was established by Ordinance No. 7191 and became effective on August 23, 1957. The project proposes a zone change to RPD-5,000-5.0 U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – Five Dwelling Units per Net Acre).

8. Surrounding zoning includes A-2-1 to the south and west and RPD-5,000-6.2 U to the east and north.

9. The subject property consists of three lots currently unimproved. Surrounding uses include single-family residences and vacant properties to the north, east, west and south.

10. The project is consistent with the proposed RPD zoning classification. Single-family residences are permitted in the RPD zone pursuant to Section 22.20.460 of the Los Angeles County Code ("County Code"). The proposed density of 42 single-family lots is consistent with the maximum 60 dwelling units that can be accommodated by the RPD-5,000-5.0 U zoning. The applicant has requested a conditional use permit ("CUP") to ensure compliance with the requirements of the hillside management, density-controlled development and on-site project grading exceeding 100,000 cubic yards pursuant to Sections 22.24.150, 22.56.205 and 22.56.215 of the County Code.

11. The property is depicted in the Hillside Management (HM) and Floodway/Floodplain (W) land use category of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Based on applicant's submitted slope density analysis, which calculates density for areas with zero to 25 percent slope, 25 to 50 percent slope, and over 50 percent slope, the subject property yields a maximum of 212 dwelling units. As the flood hazards are considered mitigated, adjacent land use categories of HM, Urban2 (U2) and Urban 3 (U3) were used to calculate the maximum density. The project proposes 42 dwelling units which is consistent with the density calculations.

12. Zone Change Case No. 04-124-(5) is a related request to authorize change of zone from A-2-1 to RPD-5,000-5.0 U The Residential Planned Development designation will ensure that the proposed project would be adjoining other existing clustered developments located on the north, east and west and will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will demonstrate compliance with requirements of the hillside management and density-controlled development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.

13. Vesting Tentative Tract Map No. 060999 is a related request to create 42 single-family residential lots, one public facility lot, one open space lot and one private park on 12.2 gross acres.

14. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board of Supervisors") has adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.

15. The applicant's site plan, labeled as "Exhibit A," depicts a 12.2 -acre rectangularly-shaped property developed with 42 single-family lots. The residential lots are arranged along the three main internal public streets. Two points of entry and exit

are proposed on Houston Court and Nield Court. Of the 42 single-family lots, individual lots range in size from 4,501 to 12,832 square feet. Approximately 6.4 acres (52 percent of the subject property) of open area is provided within the development consisting of natural and manufactured open space, front and side yards, back yard slope areas and a private park. Grading consists of 143,000 cubic yards of cut and fill to be balanced onsite.

16. The project was originally designed with 44 single-family lots, one public facility lot, one open space lot and one private park on 12.2 gross acres.

17. During the September 6, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant as well as the public regarding the proposed development.

18. During the September 6, 2006 public hearing, staff provided comments that the proposed development was consistent with the HM and W land use categories of the Plan. Staff also indicated that the proposed subdivision met the open space requirements for Nonurban (70 percent) and urban (25 percent) areas.

19. During the September 6, 2006 public hearing, the applicant's representative stated that the proposed private park would not be fenced and would be open to the public. The applicant's representative also stated that they would agree to a condition of approval allowing the homeowner's association in an adjoining development use of the private park.

20. During the September 6, 2006 public hearing, four persons in opposition testified that the proposed private park was too small and would like to see the park enlarged to allow for a more recreational use. The opposition further testified that there were existing drainage and flooding hazards within the proposed development.

21. During the September 6, 2006 public hearing, the Commission asked whether more recreational space could be created to accommodate the existing community as well as the proposed development. The Commission also inquired whether the proposed private park could be relocated as to allow for more curbside parking and reduce the intrusion of park users on the new development. The applicant's representative stated that a proposed 7.5- acre public park proposed for the existing Plum Canyon community but was behind schedule in construction. The applicant's representative indicated they would meet with the community to design a larger park.

22. During the September 6, 2006 public hearing after taking all the Commission continued the public hearing to October 18, 2006 to allow time for the applicant to

meet with the existing adjacent community's homeowners association to address issues about open space, additional park amenities for the region as well as address contour grading of the off-site parcel lying south of the subject property.

23. After the September 6, 2006 public hearing, the applicant met with the St. Clare Homeowner's Association ("Association") on September 22, 2006 to discuss redesigning the proposed private park and annexing the new development into the Association.

24. During the October 18, 2006 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and public regarding the proposed development.

25. Staff received one petition letter with 14 signatures from the adjoining community in opposition to the proposed development. Concerns were related to the design of the proposed private park and traffic safety issues related to the proposed development.

26. During the October 18, 2006 public hearing, staff provided comments that the applicant had submitted a new conceptual map that shows the proposed private park increased from 3,703 square feet to 30,703 square feet in size.

27. In their presentation on October 18, 2006, the applicant stated that they had met with the St. Clare homeowners association to discuss enlarging the proposed private park and its annexation by the association.

28. Eight persons testified on October 18, 2006, in opposition to the project with comments that the board of directors for the homeowners association were not speaking for the entire homeowners association while negotiating with the applicant for the new park. The opposition also testified that existing homeowners closest to the proposed development would be negatively impacted by construction activity, increased traffic and the proposed park.

29. During the October 18, 2006 public hearing, the Commission expressed their dissatisfaction with flag lots being adjacent to the proposed park because they could be mistaken for parking areas for the park. The applicant responded that the intent of the flag access strip was to act as a buffer to the adjacent park.

30. During the October 18, 2006 public hearing, the Commission stated their desire for the private park to be relocated to the location of proposed Lot Nos. 40 through 42.

31. During the October 18, 2006 public hearing, the Commission also inquired if additional open space could be created within the proposed retention basin lot.

Additionally, the commission stated their displeasure with the proposed grading for Tentative Tract No. 52976 adjoining the proposed development on the south.

32. On October 18, 2006, the Commission closed the public hearing, and indicated their intent to adopt the Mitigated Negative Declaration, approve Vesting Tentative Tract Map No. 060999 with modifications as discussed and Conditional Use Permit Case No. 04-124-(5), with final review of the redesign by the Los Angeles County Subdivision Committee and instruct staff to prepare the final documents for approval.

33. As a condition of approval of this grant, the permittee shall be required to comply with all applicable conditions as set forth in Section 22.40.070 of the County Code.

34. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise, water quality, air quality, traffic/access, sewage disposal, utilities, environmental safety and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

35. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.

36. This project has not been found to have no effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

37. Approval of this subdivision is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 060999 and the Mitigation Monitoring Program.

38. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

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

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;

B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and

E. That such development program provides necessary safeguards to ensure completion of the proposed development by the applicant forestalling substitution

of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

F. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard, and

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

H. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan, and

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.

2. Approves Conditional Use Permit Case No. 04-124-(5) subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 04-124-(5) **Exhibit "A" Date: 1-18-2007**

CONDITIONS:

1. This grant authorizes the use of the 12.2- acre subject property for a density-controlled development of a maximum total of 42 single-family dwelling units, and 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. 7,9 and 46; 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 **$1,850.00** 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 defensse.

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 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 and CUP Exhibit "A" dated January 18, 2007. 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 not less than 6.4 acres of open space representing 4.3 acres (67 percent) open space area for nonurban designated areas and 2.1 acres (32 percent) open space area for urban designated areas of the project site consisting of private park, open space lot, front and side yards, back yard slopes, and six-foot wide parkways, as depicted on the Open Space Exhibit, stamped Exhibit "B".

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 and open space requirements is provided.

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 Public Health ("Public Health"). 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 Public Health. If it is determined that

contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.

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. 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.

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060999 (Rev.) TENTATIVE MAP DATED 01-18-2007

The following reports consisting of 14 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Quitclaim or relocate easements running through proposed structures.

7. 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.

8. 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.

9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

10. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.

11. The first unit of this subdivision shall be filed as Tract No. 60999-01, the second unit, Tract No. 60999-02, and the last unit, Tract No. 60999.

12. Show open space note on the final map and dedicate residential construction rights over the open space lots.

13. 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 No. 60999 to the satisfaction of Public Works.

14. 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.

15. 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.

16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

17. 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.

HW

Prepared by Henry Wong Phone (626) 458-4915 Date 02-15-2007

tr60999L-rev6.doc

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

TRACT MAP NO. 060999

REVISED TENTATIVE MAP DATED 01/18/07
EXHIBIT MAP 01/18/07

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

2. Provide fee title lot for debris basins/inlets to the satisfaction of the Department of Public Works.

3. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.

4. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment districts.

5. Prior to approval of any grading, storm drain, or other improvement plan and prior to recordation of any final map for this subdivision, notarized grading covenants for offsite grading, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite grading covenants will be determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite grading covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

==========

GRADING CONDITIONS:

1. Comply with the requirements of the revised drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP)/ hydrology which was conceptually approved on 01/24/2007 to the satisfaction of Public Works.

2. 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.

Ernesto Rivera Date 02/13/07 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
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 60999
TENTATIVE MAP DATED 1/18/07 (Revised)
SUBDIVIDER Scott Larson
LOCATION Plum Canyon
ENGINEER Sikand
GEOLOGIST & SOILS ENGINEER Leighton & Associates, Inc. (Santa Clarita)
REPORT DATE 2/8/07, 8/11/05, 4/20/05, 9/24/04

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

[X] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.

[X] 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.

[X] 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 _____ ."

[X] The Soils Engineering review dated 2/15/07 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 _____ Reviewed by _____ Date 2/8/07
Geir R. Mathisen

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	District Office	8.2
Telephone:	(626) 458-4925	Job Number	LX001129
Fax:	(626) 458-4913	Sheet 1 of 1	

DISTRIBUTION:
____ Drainage
____ Grading
____ Geo/Soils Central File
____ District Engineer
____ Geologist
____ Soils Engineer
____ Engineer/Architect

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

Review of:

Revised Tentative Tract Map Dated by Regional Planning **1/18/07**
Geotechnical Report Dated **2/8/07**, 8/11/05, 4/20/05, 9/24/04
Previous review sheet dated 11/9/06

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."

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/07
CIVIL
STATE OF CALIFORNIA

Reviewed by _____ Date 2/15/07
Yoshiya Morisaku

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\60999TentTg

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 property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works.

5. Dedicate right of way 30 feet from centerline within the tract boundaries on Houston Court, "B" Street, and "C" Street plus additional right of way for a standard cul-de-sac bulb.

6. Dedicate right of way 29 feet from centerline within the tract boundaries on "D" Street plus additional right of way for 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 Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

10. Construct any parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.

11. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.

12. 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.

13. 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 Nield Court joining the existing Nield 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.

14. Plant street trees within the tract boundaries on all streets.

15. Install postal delivery receptacles in groups to serve two or more residential units.

16. Provide and install street name signs prior to occupancy of buildings.

17. 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.

18. 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.

19. 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 $15,330 per factored unit and is subject to change.

20. 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.

+1cw

Prepared by Allan Chan Phone (626) 458-4915 Date 02-13-2007

tr60999r-rev6.doc

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:

<u>"A" Street - TT 52763 (Future) at Whites Canyon Road</u>

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

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 Winter

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

JC:cn
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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 060999 (Rev.)

TENTATIVE MAP DATED 01-18-2007
EXHIBIT MAP DATED 01-18-2007

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.

HW

Prepared by Julian Garcia Phone (626) 458-4921 Date 02-13-2007

tr60999s-rev6.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 60999 (Rev.)

TENTATIVE MAP DATED 1-18-2007
EXHIBIT MAP DATED 1-18-2007

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.

HW

Prepared by Lana Radle/Massoud Esfahani Phone (626)458-4921 Date 02-13-2007

tr60999w-rev6.doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP- Ramon Cordova

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 060999 Map Date January 18, 2007

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.

omments: **Lot 39 and Lot 40 shall provide for a minimum paved driveway width of 20'. A reciprocal access easement shall be recorded for the shared driveways. Said driveways shall be installed prior to the issuance of building permit.**

y Inspector: Janna Masi Date February 7, 2007

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

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 060999 Tentative Map Date January 18, 2007

Revised Report yes

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☒ The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☒ Fire hydrant requirements are as follows:

Install 4 public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☒ Location: As per map on file with the office.
☐ Other location: ____

☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

omments: ____

l 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. is shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

/ Inspector Janna Masi Date February 7, 2007

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: **01/18/2007**	SCM Date: / /	Report Date: **02/22/2007**
Park Planning Area # **35D**	**CANYON COUNTRY**		Map Type: **REV. (REV RECD)**

Total Units **42** = Proposed Units **42** + Exempt Units **0**

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:	**0.40**
IN-LIEU FEES:	**$56,874**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $56,874 in-lieu fees.

Trails:

No trails.

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

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

By: _____
James Barber, Advanced Planning Section Head

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February 22, 2007 07:16:49
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 60999	DRP Map Date: 01/18/2007	SMC Date: / /	Report Date: 02/22/2007
Park Planning Area # 35D	CANYON COUNTRY		Map Type: REV. (REV RECD)

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

(P)eople 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 **42** = Proposed Units **42** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.21**	**0.0030**	**42**	**0.40**
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 =	**0.40**

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.40	$142,186	**$56,874**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
			Total Provided Acre Credit:	**0.00**	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
0.40	0.00	0.00	0.40	$142,186	**$56,874**

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February 22, 2007 07:16:55
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COUNTY OF LOS ANGELES
Public Health

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

JOHN F. SCHUNHOFF, Ph.D.
Acting Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

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

BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

February 7, 2007

RFS No. 07-0003310

Tract Map No. 060999

Vicinity: Canyon Country

Tentative Tract Map Date: January 18, 2007 (6th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Vesting Tentative Tract Map 060999** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Santa Clarita Water Company** a public water system, which guarantees water connection and service to all lots. The "will serve" letter from the water company has been received and approved.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #26** as proposed.

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

Respectfully,

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

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBERS: 00-187 (TR52763) and 04-124 (TR060999)

1. DESCRIPTION:

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, one 3,960 sq-ft park lot 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.

2. LOCATION:

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

3. PROPONENT(S):

Eric Dutton, 964 Calle Ruiz, Thousand Oaks, CA (TR52763)
Scott Larson, 23726 via Avant, Valencia, CA 91355 (TR060999)

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

HC

PREPARED BY: Impact Analysis Section, Department of Regional Planning

DATE: July 27, 2005

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
Geotechnical				
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
Flood Hazard/Drainage				
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
Fire Hazard/Fire Services				
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
Air Quality				
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	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.				
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.	Field check	During building construction	Applicant	Public Works
Biota				
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	No ground disturbing between February1 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	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.				
Prior to issuance of any grading permit, the applicants shall hire a qualified biologist to survey the site during appropriate season to determine if the western spadefoot toad (*Spea hammondii*) exists on site. If any western spadefoot toads are found to exist, the applicants shall have biologist	Survey during appropriate season. Submittal and submittal of a salvage and management plan for western spadefoot toad	Prior to issuance of grading permit	Applicant	Regional Planning

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.				
Cultural Resources				
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.	Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures	Upon encounter of cultural resource	Applicant	Regional Planning

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Visual				
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
Traffic				
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
Education				
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	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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.				
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.	Payment of library fees	Prior to issuance of building permit	Applicant	Public Library Public Works
Mitigation Compliance				
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.	Submittal of annual/requested Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual or as requested until such time as all mitigation measures have been implemented.	Applicant	Regional Planning

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:

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

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

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ CA Dept of Health Services
- ☒ Army Corps of Engineers
- ☐ _____
- ☐ _____

rustee Agencies

- ☐ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐ *USFWS*
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☒ *Air Resources Board*
- ☒ *AQMD*
- ☒ *City of Santa Clarita*
- ☒ *W S Hart USD*
- ☒ *Sulphur Springs Union SD*
- ☒ *Santa Clarita Water Company*
- ☒ *WaterNetwork*

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: *Traffic & Lighting; Env Programs; Land Dev, Geo &Materials*
- ☒ Health Services: *Env Protection, Solid Waste Mgt Programs*
- ☒ *Sanitation Districts*
- ☐ _____
- ☐ _____
- ☐ _____

MPACT ANALYSIS MATRIX

ATEGORY	FACTOR	Pg	No Additional Analysis	Addendum EIR/ND	Subsequent/Supplemental EIR	Potential Concern
AZARDS	1. Geotechnical	5	☐	☒	☐	*Seismic hazard, liquefaction*
	2. Flood	6	☐	☒	☐	*Drainage concept approval required*
	3. Fire	7	☐	☒	☐	*Fire Zone 4*
	4. Noise	8	☒	☐	☐	
SOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☐	☒	☐	*Construction activities*
	3. Biota	11	☐	☒	☐	*Chaparral*
	4. Cultural Resources	12	☐	☒	☐	*Partially undisturbed land*
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☐	☒	☐	*Partially undisturbed*
RVICES	1. Traffic/Access	16	☐	☒	☐	*Whites Canyon Road, B&T fee*
	2. Sewage Disposal	17	☒	☐	☐	*Annexation to Sanitation Districts*
	3. Education	18	☐	☒	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
IER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop./Hous./Emp./Rec.	24	☒	☐	☐	
	Mandatory Findings	25	☐	☒	☐	*Biota, air quality++*

ANALYSIS SUMMARY (See individual pages for details)

)EVELOPMENT MONITORING SYSTEM (DMS) *

ıs required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of ıe 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?

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)

Rs 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.	☒	☐	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Earthquake-induced landslides and liquefaction areas (Seismic Hazard Zones Map Mint Canyon Quad.)*
b.	☒	☐	☐	Is the project site located in an area containing a major landslide(s)? *Earthquake-induced landslides (Seismic Hazard Zones Map Mint Canyon Quad.)*
c.	☒	☐	☐	Is the project site located in an area having high slope instability? *Construction within hillside area*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Liquefaction areas (Seismic Hazard Zones Map Mint Canyon Quad.)*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☒	☐	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? *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)*
g.	☐	☒	☐	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.	☐	☐	☐	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

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

:ONCLUSION

:onsidering the above information, could the project have a significant impact (individually or cumulatively) on, or e 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.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☒	☐	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Portion of the site is within "Flood plain" land use category in Santa Clarita Valley AGP.*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☒	☐	☐	Would the project substantially alter the existing drainage pattern of the site or area? *Grading will substantially change drainage pattern.*
f.	☐	☐	☐	Other factors (e.g., dam failure)?

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.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Fire Zone 4 (LA Co GP Safety Element Map-Plate7)*
b.	☐	☒	☐	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.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	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

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☐	☒	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *Surrounded by existing, proposed, or under-construction residential uses.*
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☐	☒	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *Noise resulted from construction activities from the immediate vicinity.*
e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ 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, or be adversely impacted by **noise**?

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	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 - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☐	☒	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance? *Projects propose 12 and 44 units of single family residences respectively. The total construction emissions after mitigation are: ROG – 12.29 lbs/day (threshold 75 lbs/day), NOx – 93.43 lbs/day (threshold 100 lbs/day), CO-100.37 lbs/day (threshold 550 lbs/day); SO2-0.01 lbs/day (threshold 150 lbs/day); and PM10 – 129.33 lbs/day (threshold 150 lbs/day). The total area and operational emissions (unmitigated) are: ROG – 11.57 lbs/day (threshold 55 lbs/day), NOx – 17.79 lbs/day (threshold 55 lbs/day), CO-127.93 lbs/day (threshold 550 lbs/day); SO2-0.11 lbs/day (threshold 150 lbs/day); and PM10 – 17.18 lbs/day (threshold 150 lbs/day)*
d.	☐	☒	☐	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	☐	☐	☐	Other factors:

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒ URBEMIS 2002 air quality analysis dated May 9, 2005 on file. Restrictions to be placed on daily maximum disturbed area and grading and construction equipment.

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	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.	☐	☐	☒	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? *Partially undisturbed.*
b.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites?
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	☐	☐	☐	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.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	☐	☐	☐	Other factors?

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

☐ Lot Size ☐ Project Design

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.	☐	☒	☐	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?
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	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?
d.	☐	☐	☐	Other factors?

☐ **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.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☐	☒	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? *Portion of sites is undisturbed.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☐	☐	Other factors (e.g., grading or land form alteration):

☒ **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.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant? *See below.*
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site? *See below.*
c.	☐	☐	☐	Other factors?

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 coveyed 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.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area? *Site is currently undeveloped.*
c.	☐	☐	☐	Other factors?

☐ **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.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community? *Site is surrounded by existing, proposed, or under-construction residential uses.*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

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.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses which indicate residual soil toxicity of the site?
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	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?
h.	☐	☒	☐	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?
I.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	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 signficant 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.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

☐ **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