

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 61105
(TENTATIVE AND EXHIBIT MAP DATE: APRIL 19, 2010)**

GENERAL CONDITIONS

1. Subdivider shall conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) and the requirements of the Newhall Ranch Specific Plan. Also, conform to the requirements of Conditional Use Permit Nos. 200500080, 200500081 and 94-087, Oak Tree Permit Nos. 200500032 and 200500043, Parking Permit No. 200500011, Mission Village Environmental Impact Report (EIR) and Mitigation Monitoring Plan.
2. Except as otherwise specified in these conditions or by Conditional Use Permits No. 200500080 and No. 200500081, or by a determination of Substantial Conformance as established by the Specific Plan, subdivider shall conform to the applicable requirements of the Newhall Ranch Specific Plan ("Specific Plan").
3. 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, or employees to attack, set aside, void or annul this tentative approval which action is brought within the applicable time period of Government Code section 66499.37 or any 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, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. 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 the Los Angeles County Department of Regional Planning ("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 subdivider or the 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 of deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
 - (b) At the sole discretion of the subdivider, 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 Los Angeles County Code section 2.170.010.

5. Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in Conditional Use Permit Nos. 200500080, 200500081 and 94-087, Oak Tree Permit Nos. 200500032 and 200500043, Parking Permit No. 200500011, and the EIR Mitigation Monitoring Program, which is incorporated by this reference, and the attached reports recommended by the Los Angeles County Subdivision Committee ("Subdivision

Committee”), consisting of the Los Angeles County Department of Public Works (“Public Works”), Los Angeles County Fire Department, Los Angeles County Department of Parks and Recreation and Los Angeles County Department of Health Services.

6. Permission is granted to adjust lot lines to the satisfaction of Regional Planning and Public Works.
7. Permission is granted to use modified street sections as shown on Vesting Tentative Tract Map No. 61105, including the development of private drives designed per the Westside Communities Private Drive and Traffic Calming Design Guidelines, to the satisfaction of Public Works.
8. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
9. All commonly owned areas shall be preserved as permanent open space. Such reservation shall be by establishment of a homeowners association, maintenance district, or other appropriate means or methods to ensure to the satisfaction of the Director the permanent reservation and continued perpetual maintenance of required commonly owned areas.
10. Permission is granted to record a conservation easement to the California Department of Fish and Game on Lots 500 and 501 prior to final map recordation
11. Permission is granted to record a large lot parcel map as the first unit, without improvements, subject to the following:
 - (c) The lots shall conform to those shown on the tentative map or as approved by Regional Planning;
 - (d) Each lot shall be numbered on the final map and shall have a minimum gross area of 20 acres;
 - (e) Access to each lot shall be provided to the satisfaction of Regional Planning and Public Works; and
 - (f) All Public Works conditions have been met to its satisfaction.

PRIOR TO USE

12. This project is not de minimus in its effect on fish and wildlife, upon termination of the appeal period, subdivider shall remit processing fees (currently \$2,792.50 plus \$75.00 processing fee) 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.
13. Upon termination of the appeal period, subdivider shall 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 require by the Mitigation Monitoring Plan. The mitigation measures set forth in the Mitigation Monitoring Plan in the EIR for the project are incorporated by this reference and made conditions of the tentative map. To ensure the effectiveness of the mitigation measures, the subdivider shall submit Mitigation Monitoring Reports to Regional Planning as frequently as may be requested by the department.

PRIOR TO ISSUANCE OF GRADING PERMIT

14. No grading permit shall be issued prior to the recordation of a final map unless the Director of Regional Planning ("Director") determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map No. 61105, Conditional Use Permit Nos. 200500080, 200500081 and 94-087, Oak Tree Permit Nos. 200500032 and 200500043, and Parking Permit No. 200500011.

PRIOR TO RECORDATION OF THE FINAL MAP

15. Subdivider shall submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") and any maintenance agreements and covenants to Regional Planning for review and approval.
16. Subdivider shall submit evidence that the conditions of the associated Conditional Use Permit Nos. 200500080 and 200500081, Oak Tree Permit Nos. 200500032 and 200500043, and Parking Permit No. 200500011 have been recorded with the office of the County Recorder and that all fees as required by Condition Nos. 12 and 13 have been paid.
17. In order to ensure compliance with the previously approved Conditional Use Permit No. 94-087, approved with the Newhall Ranch Specific Plan, the subdivider shall submit a report, prior to recordation of the first unit map, describing how the conditions of approval of that permit have been or are being met.
18. Concurrent with recordation of the first unit map, subdivider shall record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures set forth in the approved Mitigation Monitoring Plan of the Environmental Impact Report ("EIR"). Prior to recordation, subdivider shall submit a copy of the covenant to the Director for review and approval.
19. Except for flag lots, subdivider shall provide at least 40 feet of street frontage at the property line for all lots fronting on a cul-de-sac and knuckles, and at least 50 feet of street frontage for all lots with a net area greater than 5,000 square feet. Lots with a minimum net area between 4,000 and 4,999 square feet shall provide at least 40 feet of street frontage at the property line for all lots fronting on a cul-de-sac and knuckles, and at least 50 feet of street frontage for all lots. No more than 91 single-family lots may have a minimum net area of 4,000 square feet (Lots 550-640). Subdivider shall provide approximately radial lot lines for each lot.
20. Subdivider shall show "A" Street, "B" Street, "H" Street, "I" Street, "Q1" Street, "Q2" Street, "Q3" Street, "R" Street, "GG" Street, "HH" Street, "MM" Street, "QQ" Street, "RR" Street, Commerce Center Drive, Magic Mountain Parkway, and Westridge Parkway, as dedicated streets on the final map to the satisfaction of Public Works.
21. Subdivider shall make an offer of private and future right-of-way on "C" Street, "D1" Street, "D2" Street, "E" Street, "K" Street, "L" Street, "M" Street, "N" Street, "O" Street, "S" Street, "T" Street, "U" Street, "V" Street, "W" Street, "X" Street, "Y" Street, "Z" Street, "AA" Street, and "UU" Street to the satisfaction of Public Works.
22. Subdivider shall conform to the final design criteria of the approved Westside Communities Private Drives and Traffic Calming Manual for private drives "F" Private Drive, "G" Private Drive, "J" Private Drive, "P" Private Drive, "BB" Private Drive, "CC" Private Drive, "DD" Private Drive, "EE" Private Drive, "FF" Private Drive, "II" Private Drive,

“JJ” Street, “KK” Private Drive, “LL1” Private Drive, “LL2” Private Drive, “NN” Private Drive, “OO” Private Drive, “PP” Private Drive, “SS” Private Drive, “TT” Private Drive, “VV” Private Drive, “WW” Private Drive, “XX” Private Drive, “YY” Private Drive, and “ZZ” Private Drive.

23. Subdivider shall dedicate vehicular access rights on the final map from all lots abutting Commerce Center Drive, Magic Mountain Parkway, and Westridge Parkway.
24. Subdivider shall construct or bond with Public Works for driveway paving associated with private driveways and fire lanes.
25. Subdivider shall provide for the ownership and maintenance of the common driveways through a maintenance agreement by the owners of the lots served or a homeowners' association. Subdivider shall submit a copy of the agreement to be recorded with Regional Planning for approval.
26. Subdivider shall post all common driveways with less than 26' with signs stating "No Parking-Fire Lane" and provide for continuous posting and enforcement of this restriction in the project's CC&Rs or in a maintenance agreement. Subdivider shall submit a copy of the CC&Rs or maintenance agreement to Regional Planning for approval.
27. Subdivider shall provide reciprocal easements for ingress and egress over shared or common driveways.
28. Subdivider shall reserve easements for ingress/egress purposes over any sidewalks or paseos constructed outside the public right of way to the satisfaction of Public Works.
29. The private driveways shall be indicated on the final map as “Private Driveway and Fire Lane” with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
30. Subdivider shall dedicate to the County of Los Angeles on the final map the right to restrict the construction of residential and commercial buildings on open space lots 124-139, 150-156, 159-160, 259-273, 353-356, 358-359 (Lyon Canyon), 360, 362-366, 367 (River Adjacent), 377-379 (LDZ), 382-383 (LDZ), 391-395, 414-422, 425, 426 (LDZ), 428-431, 435-437, 438 (LDZ), 440, 444 (LDZ), 446 (LDZ), 449, 451-452, 453-454 (LDZ), 460-467 (LDZ), 470-475, 476-479 (LDZ), 487-495, 498-499, 502-507 (LDZ), 531-532, 541-549 (LDZ), 641-645, 648 (River), 650-651 (River), 652, 655 (River Adjacent), 657-658 (River), 659-660, and 500-501 (Spineflower Preserve);
31. Subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit residential construction on water quality and debris basin lots 352, 413, 432, 450, 486, 496, 497, 647, and 656; private and future street lots 140-149, 274-278, 368-370; private drive lots 371-375, 388-390, 408-410, 412, 441, 455-459, 485, and 533-540; recreation lots 177, 424, and 526; public park lots 469, and 653; private park lot 527 and public facility lots 157 (elementary school), 396 (fire access road), 423 (water tanks), 515 (library), 516 (bus transfer station), 357, 646, and 654 (sewer lift station), 433 (water facilities), 448 (fire station), 649 (Commerce Center Drive bridge), and 661 (future right of way).
32. Subdivider shall provide for the ownership and maintenance of the following lots by a homeowners' association, dedication to the County or other acceptable agency to the satisfaction of the Department of Regional Planning, or as described in other conditions of approval: open space lots 124-139, 150-156, 159-160, 259-273, 353-356, 358-359 (Lyon Canyon), 360, 362-366, 367 (River Adjacent), 377-379 (LDZ), 382-383 (LDZ), 391-395, 414-422, 425, 426 (LDZ), 428-431, 435-437, 438 (LDZ), 440, 444 (LDZ), 446 (LDZ), 449, 451-452, 453-454 (LDZ), 460-467 (LDZ), 470-475, 476-479 (LDZ), 487-495, 498-499,

502-507 (LDZ), 531-532, 541-549 (LDZ), 641-645, 648 (River), 650-651 (River), 652, 655 (River Adjacent), 657-658 (River), 659-660, and 500-501 (Spineflower Preserve); water quality and debris basin lots 352, 413, 432, 450, 486, 496, 497, 647, and 656; private and future street lots 140-149, 274-278, 368-370, private drive lots 371-375, 388-390, 408-410, 441, 412, 455-459, 485, 533-540; recreation lots 177, 424, and 526; public park lots 469, and 653; private park lot 527 and public facility lots 157 (elementary school), 396 (fire access road), 423 (water tanks), 515 (library), 516 (bus transfer station), 357, 646, and 654 (sewer lift station), 433 (water facilities), 448 (fire station), and 649 (Commerce Center Drive bridge) to the satisfaction of Regional Planning.

33. Subdivider shall number all open space lots on the final map and ensure access, to each open space lot to the satisfaction of Regional Planning.
34. Subdivider shall include conditions in the project CC&Rs, which require continued maintenance of the planting for lots having planted slopes.
35. Per Section 21.32.195 of the County Code, subdivider shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each single-family residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Post a bond with Public Works to ensure the planting of the required trees to the satisfaction of Regional Planning.
36. Subdivider shall place a note on the final map indicating that lots 469 and 653 are for public parks.
37. Subdivider shall provide for the maintenance of the private park lot 527, private recreation lots 177, 424, and 526 and open space lots 531-532, 151-155 in the project CC&Rs.
38. Subdivider shall dedicate the multi-use trail to the County of Los Angeles concurrent with recordation of the final map. Submit evidence to Regional Planning that conditions related to trail dedication have been met to the satisfaction of the Department of Parks and Recreation.
39. Subdivider shall place a note on the final map indicating that lot 448 is for a fire station.
40. This development shall comply with the Newhall Ranch Affordable Housing Implementation Plan ("the Plan") dated June 25, 2010 or dated per amendment(s) approved by the Los Angeles County Community Development Commission ("CDC") to the satisfaction of the Director.
41. Concurrently with the recordation of the applicable final map, the applicant shall record a covenant and agreement, deed restriction or other document furnished by the subdivider and deemed appropriate after review and approval by the County Counsel and the CDC, to effectively assure the continuing availability of the designated affordable housing for qualified persons and families for the time specified in the Plan. This document shall be in conformance with the Specific Plan and Affordable Housing Implementation Plan approved by the CDC and shall assure construction and continued occupancy of all designated affordable units identified on the tentative map. The subdivider shall be responsible for the continued administration of the provisions of the Plan.
42. Multi-family lots designated for apartment or condominium uses on Vesting Tentative Tract Map No. 61105 are approved for either use. Recordation of any apartment or condominium lot where development plans have not yet been reviewed, through either the Revised Exhibit "A" or revised Exhibit Map process, shall require a note on the final map that use or construction of any structure, except for authorized model homes, is prohibited until such time as a final map that depicts required access, utility easements and any other information required by the County of Los Angeles is recorded.

43. To obtain approval of development plans for any apartment or condominium project, the subdivider shall submit a revised Exhibit Map for approval by the Subdivision Committee pursuant to the amended exhibit map process described in Section 21.60.015 of the County Code to demonstrate conformance with the approved tentative tract map and the provisions of the Newhall Ranch Specific Plan and Los Angeles County Code.
44. Permission is granted to allow future design flexibility within lots 158, 161, 162, 361, 376, 380, 384-387, 396 (fire access), 397-407, 414, 427, 434, 439, 442, 443, 445, 447, 468, 480-484, 490, 508-526, 527, 528-530, 531 and 532 and associated private drives CC, DD, EE, FF, II, JJ, KK, LL1, LL2, NN, OO, PP, SS, TT, VV, WW, XX, YY, ZZ noted on the Vesting Tentative Tract Map and Exhibit Map, including changing apartments to condominiums or condominiums to apartments, changing from attached to detached units, changes to building type and location, changes to driveway location, alignments, driveway widths and drive entries, changes to private drive alignments and locations, changes to lotting configurations, change to residential unit location and commercial building type and location may be authorized through approval of a revised Exhibit Map provided such changes are found in substantial conformance with the tentative map per the provisions of Section 5.2 of the Newhall Ranch Specific Plan, are consistent with the environmental analysis in the project EIR.

The submittal of each Revised Exhibit "A" or Exhibit Map shall be accompanied by a matrix or similar chart to track the number of multi-family units. The matrix shall include information on the number of units approved on the tentative map, the number of units on the revised Exhibit Map, the percentage change from the tentative map, and the total number of dwelling units. The matrix will ensure that the total number of dwelling units within the boundaries of Vesting Tentative Tract Map No. 61105 will not exceed 4,412, of which 382 will be located on single-family lots.

45. Recordation of any lot designated for commercial development where development plans have not yet been reviewed through either the Revised Exhibit "A" or Exhibit Map process, shall require a note on the final map that use or construction of any structure is prohibited until such time as a final map that depicts required access, utility easements and any other information required by the County of Los Angeles is recorded.
46. To obtain approval of development plans for a commercial development, the subdivider shall submit a revised Exhibit Map for approval by the Subdivision Committee pursuant to the amended exhibit map process described in Section 21.60.015 of the County Code to ensure substantial conformance with the Newhall Ranch Specific Plan and the Zoning Ordinance.
47. For the multi-family lots, lots 158, 161, 162, 361, 376, 380, 381, 384-387, 397-407, 411, 427, 434, 439, 442, 443, 445, 468, 511-514, and 517-525, subdivider shall use the standard lease project or condominium note on the final map.
48. For the commercial lots, subdivider shall use the standard lease project note, if applicable.
49. Lot 528 is depicted as a continuing care retirement community on Vesting Tentative Tract Map No. 61105 for the development with 351 independent and assisted living units. The subdivider shall submit a revised Exhibit Map for approval by the Subdivision Committee pursuant to Section 21.60.015 of the County Code indicating the number of for sale (condominium) and/or for lease units. Use the standard lease project or condominium note on the final map.

Or if the subdivider chooses not to develop Lot 528 as a continuing care retirement community, it may be developed as for sale or for lease multi-family residences with up to

351 units, provided that the site can be developed per the standards of the Newhall Ranch Specific Plan. In this case, the subdivider shall submit a revised Exhibit Map for approval by the Subdivision Committee pursuant to Section 21.60.015 of the County Code indicating the number of for sale and/or for lease units.

50. Permission is granted to record multiple final maps for multi-family and commercial development, including the recordation of unit maps over previously recorded lots. The boundaries of the unit final maps shall be to the satisfaction of the Los Angeles County Subdivision Committee. Each final map to record shall comply on its own, or in combination with previously recorded maps, with the open space and lot area requirements of the Specific Plan. Prior to clearance of each final map, subdivider shall submit the following:
- (a) A phasing map, indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps, and the expected boundaries and phasing of all future final maps; and
 - (b) A summary sheet on the phasing map, indicating the number and type of all lots shown, including open space breakdown by acreage and type, on the current and all previous final maps.

Multiple copies of the phasing map shall be submitted to Regional Planning for circulation and approval by the Subdivision Committee.

51. The mitigation measures set forth in the project mitigation measures in the Final EIR are incorporated by this reference and made conditions of Vesting Tentative Tract Map No. 61105. Subdivider shall comply with all such mitigation measures in accordance with the Mitigation Monitoring Plan. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Director for approval prior to recordation of each final unit map.

We recommend proceeding to the Regional Planning Commission with this project. Public Works recommended conditions are attached. However, prior to final action by the Commission, the following items shall be complied with to the satisfaction of Public Works:

1. The subdivider shall obtain for the construction of any necessary off-site regional sewer improvements either: 1) a recorded easement or other instrument satisfactory to Public Works, or 2) a written commitment from the Sanitation Districts of Los Angeles County to obtain said easement.
2. The subdivider shall obtain a will serve letter from the Sanitation Districts of Los Angeles County that stipulates LACSD has capacity and will ensure service for the subdivision.
3. The subdivider shall provide detailed information regarding an agreement with Caltrans for mitigation of impacts to the state freeway system.
4. Provide proof that the subdivider can obtain the necessary off-site full width right of way/easement to construct the off-site grading and full improvements on an alignment to the satisfaction of Public Works on:
 - a. Magic Mountain Parkway from the easterly tract boundary to join the existing improvements.
 - b. Westridge Parkway from the southerly tract boundary to join the existing improvements.

The following reports consisting of 30 pages are the recommendations of Public Works.

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

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

7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium/residential planned development/commercial planned development/Landscape Maintenance District notes on the final map to the satisfaction of Public Works. The formation of the Landscape Maintenance District for all median and parkway landscaping must be approved by the Department of Parks and Recreation.
9. Place standard lease purpose only notes for the apartment lots on the final map to the satisfaction of Public Works.
10. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. The boundaries of the unit final maps shall be designed to the satisfaction of the Director of Public Works and the Department of Regional Planning.
13. The first unit of this subdivision shall be filed as Tract No. 61105-01, the second unit, Tract No. 61105-02, and the last unit, Tract No. 61105.
14. If unit filing occurs, reserve reciprocal drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
15. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
16. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
17. Quitclaim or relocate easements running through proposed structures.

18. Show open space note and dedicate residential construction rights over the open space lots.
19. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of the Department of Regional Planning and Public Works.
20. 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.
21. 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.
22. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
23. 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.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

TRACT NO: 061105

TENTATIVE MAP DATE: 04/19/10
EXHIBIT MAP DATE: 04/19/10

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

Prior to Improvement Plans Approval:

1. Submit a hydrology study for review and approval and comply with the requirements of the Drainage Concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 01/30/08 and 02/23/10 to the satisfaction of Public Works.
2. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. Provide a copy of the 1605 Agreement upon processing the drainage plans. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
3. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
4. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
5. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works.
6. This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.
7. Obtain and record notarized drainage covenants, in a form approved by Public Works, from all impacted offsite property owners, as 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 drainage 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.
8. Department of Public Works approval for location, span, and clearance for the proposed Commerce Center Bridge spanning Santa Clara River is required prior to grading plan approval. The Commerce Center Bridge and Embankment at the north side are under a different project by Caltrans and the County.

9. The sizing, design, and final locations of the proposed SUSMP mitigation shall be addressed in the hydrology study in compliance with the Newhall Ranch Stormwater Mitigation Plan to the satisfaction of Public Works. This may require a lot configuration change, a change in the number of lots, a revised drainage concept, a revised environmental document, and/or a revised tentative map.
10. The Locations and number of catch basins in streets will vary depending on final street grades and the final hydrology analysis to be approved by Department of Public Works.
11. The non-structural utility corridor embankment is not to be maintained by LACFCD. An agreement memorializing the maintenance responsibilities must be in place to the satisfaction of Public Works.
12. Comply with the requirements of "Newhall Ranch Santa Clara River HEC-RAS Modeling Report dated December 2005 (I-5 to Ventura County Line)", "Newhall Ranch-Santa Clara River Phase 1 Fluvial Study dated March 6, 2006" approved on 04/18/06 and the approval letter from Land Development Division of LACDPW, and "Newhall Ranch Phase II River Fluvial Study" approved on 11/25/08.
13. Portions of the County Adopted Floodway (maps 43-ML23, 43-ML24, 43-ML25, 43-ML26, and 43-ML27) must be revised and/or rescinded by the Board of Supervisors. The improvements within the existing river will result in relocating the floodplain and require revising the existing County Ordinance Floodways. The improvements and resulting County Adopted Floodway revisions may be phased.
14. Per ratification of these conditions of approval, the Board recognizes that the County Adopted ML maps will be revised and/or rescinded and authorizes the Director of Public Works to revise and/or rescind all necessary maps.
15. Lots 358 and 359 - Lion Canyon contain a restored stream area. At the time of the approval of the vesting tentative tract map, the exact design of the restored stream area was not known. This restored stream area may contain a variety of drainage devices to convey, transmit, and stabilize storm flows and sediment. These devices may include rock and/or concrete step-pool structures, bio-stabilization, soil cement embankment and/or drop structures/grade control, turf reinforcement matting, culverts, rock and/or concrete check structures and grade control and drains. The restored stream design and implantation shall be in compliance with the Newhall Ranch Tributary Channel Design Guidelines, as approved on 7/9/2009 to the satisfaction of Public Works.

Grading will also occur within this area to implement the appropriate drainage devices and for the creation of a geomorphic channel design. Grades shown on the tentative map may vary \pm 20 feet. However, grading will not extend beyond the limits of the cross hatched area without the approval of Department of Regional Planning and Department of Public works.

Prior to Recordation of a Final Map or Parcel Map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of the Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. Show and label all natural drainage courses.
4. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.

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
Geologist
Soils Engineer
1 GMED File
1 Subdivision

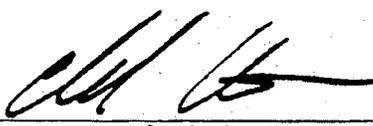
TENTATIVE TRACT MAP 61105 TENTATIVE MAP DATED 4/19/10 (Rev)
SUBDIVIDER Newhall Land and Farming Co. LOCATION Newhall Ranch
ENGINEER Psomas
GEOLOGIST & SOILS ENGINEER R.T. F & A REPORT DATE 4/29/10, 12/21/09, 10/14/09, 10/13/09

Additional Reports Reviewed Allan Seward: 7/20/04; Leighton & Assoc.: 3/16/10 (offsite grading)

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
5. The Soils Engineering review dated 5/17/10 is attached.

Prepared by  Reviewed by _____ Date 5/24/10
Charles Nestle

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2
Job Number GMPH
Sheet 1 of 1

Tentative Tract Map 61105
Location Castaic
Developer/Owner Newhall Land and Farming Company
Engineer/Architect Psomas
Soils Engineer R.T. Frankian & Associates (94-502-60)
Geologist Same as above

DISTRIBUTION:

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

Review of:

Revised Tentative Tract Map Dated By Regional Planning 4/19/10
Soils Engineering and Geologic Report Dated 4/29/10, 12/21/09, 10/13/09 (Change of Consultant), 6/13/05, 12/22/04, 7/22/04
Geology Report Dated 10/14/09
Soils Engineering and Geology report by Leighton and Associates Dated 3/16/10 (Offsite Grading - SCE substation)
Previous Review Sheet Dated 4/28/10

ACTION:

Tentative Map feasibility is recommended for approval.

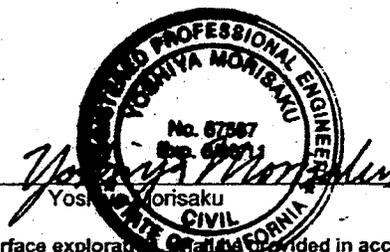
REMARKS:

1. *At the grading plan review stage, provide information, analyses, and/or recommendations for the following:*
 - a. *Soil parameters.* Provide additional shear strength test results of various materials required for additional stability analyses as indicated below.
 - b. *Slope stability analyses.* Provide additional stability analyses for slopes based on a 40-scale to substantiate those proposed at 100-scale. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
 - c. *Debris flow hazards.* Provide recommendations at 40-scale as necessary.
 - d. *Debris basins.* Provide slope stability analyses considering rapid drawdown condition for debris basins with slopes steeper than 3:1 gradient and designed with outlet structures, as necessary. Recommend mitigation if factors of safety is below the minimum standard.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. THE ON-SITE SOILS ARE MODERATELY TO SEVERELY CORROSIVE TO FERROUS METALS.
- B. THE ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL.
- C. PER THE PREVIOUS SOILS ENGINEER, DEWATERING SHALL BE PERFORMED FOR REMOVALS IN THE VICINITY OF BORINGS B-72E AND B-73E.
- D. PER THE SOILS ENGINEER, LOTS 484, 19 AND 20, 300, 322 THRU 325 HAVE BEEN PLACED IN OPEN SPACE LOTS 487, 130, 367, 358, RESPECTIVELY.

Prepared by _____



Date 5/17/10

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

P:\Yosh\61105TentJ (revision-A RTF & SCE Substation by Leighton)

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

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

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Construct curb, gutter, base, pavement, and sidewalk (if applicable) on all private drives to the satisfaction of Public Works. In addition, if applicable, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current American with Disabilities Act (ADA) requirements to the satisfaction of Public Works. All final design criteria (alignment, curvature, slopes, right-of-way widths) for private drives shall conform to the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.
5. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

MDE

Name David Esfandi Date 05/19/2010 Phone (626) 458-4921

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

1. If TR 61105 records before TR 53295, construct offsite street improvements on Magic Mountain Parkway from the easterly Tract boundary line to The Old Road to the satisfaction of Public Works. Interim improvements pertaining to the required width of Magic Mountain Parkway may be permitted upon further traffic analysis to the satisfaction of Public Works.
2. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.
3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.
4. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
5. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
6. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six (6) percent.
7. Provide maximum 6% grade through the knuckles.
8. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10%. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is eight (8) percent.
9. Provide minimum landing area of 100 feet for local collectors, 50 feet for local

- access roads, and 25 feet for cul-de-sacs at a maximum three (3) percent grade on all "tee" intersections.
10. The Commerce Center Drive bridge alignment and grade shall conform with the ultimate alignment and grade of the Commerce Center Drive/Henry Mayo/SR 126 interchange.
 11. The centerline alignment of Magic Mountain Parkway and Commerce Center Drive shall conform to the approved Interdepartmental Engineering Committee (IEC) P-282 (PW) to the satisfaction of Public Works.
 12. Dedicate variable width right of way on Magic Mountain Parkway, varying from 46 feet from centerline to 69 feet from centerline, to the satisfaction of Public Works.
 13. Dedicate variable width right of way on Commerce Center Drive, varying from 56 feet from centerline to 73 feet from centerline, to the satisfaction of Public Works.
 14. Dedicate right of way 43 feet from centerline on "GG" Street to the satisfaction of Public Works.
 15. Dedicate right of way 42 feet from centerline on Westridge Parkway to the satisfaction of Public Works.
 16. Dedicate right of way 39 feet from centerline on "MM" Street to the satisfaction of Public Works.
 17. Dedicate right of way 33 feet from centerline on "QQ" Street to the satisfaction of Public Works.
 18. Dedicate right of way 32 feet from centerline on "A" Street, "B" Street, "R" Street, "HH" Street" and, "RR" Street to the satisfaction of Public Works. Additional right of way dedication may be necessary on "A" Street between Commerce Center Drive and "EE" Private Drive to accommodate adequate curb/stripping transitions. The additional required right of way shall be consistent with an approved detailed signing and striping plan.
 19. Dedicate right of way 30 feet from centerline on "Q1" Street, "Q2" Street, and "Q3" Street to the satisfaction of Public Works.
 20. Dedicate right of way 29 feet from centerline on "H" Street and "I" Street to the satisfaction of Public Works.

21. Make an offer of variable width private and future right of way on "S" Street, varying from 45 feet from centerline at the intersection of "R" Street to 30 feet from centerline at the intersection of "T" Street to the satisfaction of Public Works.
22. Make an offer of variable width private and future right of way on "UU" Street, varying from 45 feet from centerline at the intersection of "R" Street to 32 feet from centerline at the intersection of "V" Street to the satisfaction of Public Works.
23. Make an offer of private and future right of way 45 feet from centerline on "K" Street, to the satisfaction of Public Works.
24. Make an offer of private and future right of way 30 feet from centerline on "C" Street, "D1" Street, "D2" Street, "E" Street, "L" Street (from "N" Street to "M" Street), "N" Street (from "O" Street to "L" Street), "S" Street (from "X" Street to "T" Street), "T" Street (from "S" Street to "V" Street), "V" Street (from "T" Street to "W" Street), "X" Street (from "S" Street to "Y" Street), "Y" Street and "Z" Street (from "Y" Street to "AA" Street) to the satisfaction of Public Works.
25. Make an offer of private and future right of way 29 feet from centerline on "L" Street (south of "M" Street), "M" Street, "N" Street (west of "O" Street and east of "L" Street), "O" Street, "S" Street (west of "X" Street), "T" Street (east of "V" Street), "U" Street, "V" Street (east of "W" Street), "W" Street, "X" Street (west of "Y" Street), "Z" Street (west of "Y" Street and east of "AA" Street), and "AA" Street to the satisfaction of Public Works.
26. The design elements (alignment, curvature, slopes, easement widths) of the Private Drives "F", "G", "J", "P", "BB", "CC", "DD", "EE", "FF", "II", "JJ", "KK", "PP", "LL1", "LL2", "NN", "OO", "SS", "TT", "VV", "WW", "XX", "YY", and "ZZ" are not necessarily approved. Conform to the final design criteria (alignment, curvature, slopes, right-of-way widths) of the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.
27. Provide a minimum of 25 foot curb return radii at all intersections to the satisfaction of Public Works. Larger radius returns shall be provided at all highway intersections and other intersections where larger radii are warranted at the discretion of Public Works. The following intersections may require larger radii (than that shown on the tentative map or conceptual striping plan) to accommodate turning trucks: Magic Mountain Parkway at "EE" Private Drive, Commerce Center Drive at "A" Street, Commerce Center Drive at "DD" Private Drive. This list of intersections shall not serve as a comprehensive list as every

- intersection shall be constructed appropriately to provide adequate design features to the satisfaction of Public Works.
28. Dedicate adequate property line return radii at all intersections to adequately construct a curb ramp to Americans with Disabilities Act (ADA) standards and to the satisfaction of Public Works. At a minimum, the property line return radii shall be consistent with the necessary curb return radii and parkway widths that are deemed appropriate by Public Works. Additional right of way corner cut offs shall be dedicated at all signalized intersections and other locations where deemed appropriate by Public Works.
 29. Reserve easements for ingress/egress purposes over any sidewalks or paseos constructed outside the public right of way to the satisfaction of Public Works.
 30. Construct curb, gutter, base, pavement, and sidewalk on all public, and private and future streets to the satisfaction of Public Works. In addition, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
 31. Construct curb, gutter, base, pavement, and sidewalk (if applicable) on all private drives to the satisfaction of Public Works. In addition, if applicable, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. All final design criteria (alignment, curvature, slopes, right-of-way widths) for private drives shall conform to the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.
 32. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
 33. The site layout for the elementary school located on Lot 157 is not necessarily approved.
 34. Permission is granted to reduce the centerline curve radius to 250 feet on "K" Street to the satisfaction of Public Works.
 35. The driveway leading to lot 380 from "B" Street shall align with "K" Street to the satisfaction of Public Works unless an alternate driveway entrance location acceptable to Public Works is provided.

36. The driveway leading to lot 513 from "II" Private Drive shall align with "CC" Private Drive to the satisfaction of Public Works unless an alternate driveway entrance location acceptable to Public Works is provided.
37. Monument signs located on medians (within private drives or driveways to individual lots) shall not impede adequate line of sight to vehicles or pedestrians.
38. Provide adequate curb/stripping transitions on "A" Street between Commerce Center Drive and "EE" Private Drive to the satisfaction of Public Works. Additional right of way dedication may be necessary to accommodate the necessary transitions. The additional right of way (if necessary) shall be consistent with an approved detailed signing and striping plan.
39. Provide adequate curb transitions on "DD" Private Drive where the private drive right of way transitions from 84 feet to 60 feet (located approximately 550 feet east of "HH" Street) to the satisfaction of Public Works.
40. All gated entries proposed for any commercial lots shall substantially conform to the typical gate details provided in the "Private Drives and Traffic Calming Design Guidelines Manual" to the satisfaction of Public Works. Provide additional stacking distance if determined to be necessary to the satisfaction of Public Works.
41. All emergency vehicle access gates shall remain closed at all times except during an emergency.
42. Provide intersection sight distance to the satisfaction of Public Works for a design speed of:
 - (1) 65 mph (725 feet) on Commerce Center Drive from "A" Street (both directions) and from "GG" Street (easterly direction);
 - (2) 40 mph (415 feet) on "A" Street from "R" Street (easterly direction) and from "CC" Street (both directions); on "B" Street from "C" Street (southerly direction);
 - (3) 30 mph (310 feet) on "C" Street from "F" Private Drive (northerly direction), on "E" Street from "D1" Street (westerly direction); on "L" Street from "M" Street (northerly direction); on "N" Street from "L" Street (both directions); on "T" Street from "U" Street (westerly direction); on Q1 street from the driveway leading to the Elementary School on Lot 157 (northerly direction);

- (4) 25 mph (260 feet) on "L" Street from "M" Street (southerly direction); on "S" Street from "X" Street (westerly direction); on "GG" Street from the driveway leading to Lot 483 (southerly direction);

Line of sight requirements for corner sight distance are not necessarily restricted to the above intersections. Additional line of sight for all other intersections and driveways shall be required if deemed necessary by the Department of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

43. Provide stopping sight distance where applicable along all public and private and future streets. Line of sight shall be within right of way or dedicated airspace easements to the satisfaction of Public Works. In areas where the intersection sight distance overlaps with the stopping sight distance, the more stringent of the two shall govern.
44. All line of sight easements shall be depicted on grading and landscaping plans to the satisfaction of Public Works.
45. Comply with the following street lighting requirements:
- a. Provide street lights on concrete poles with underground wiring along the property frontage on all streets and highways to the satisfaction of Public Works. The operation and maintenance of the street lights on the private and future street shall be the responsibility of the Developer/Home Owners Association until such time as the street is accepted for maintenance by the County. 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.

modification to the existing traffic signal has been deemed necessary and at locations where new traffic signals are to be installed (per the attached letter from our Traffic and Lighting Division dated September 30, 2010 which supersedes their December 7, 2006 letter) to the satisfaction of Public Works.

49. Signing and striping plans, signal plans (where applicable), and cost estimates are required for every roadway/intersection that requires some form of mitigation (as identified in the approved traffic study) to the satisfaction of Public Works. These plans must be submitted to Public Works for review and approval prior to final map recordation.
50. Comply with the mitigation measures identified in the attached September 30, 2010 letter (which supersedes the December 7, 2006 letter) from our Traffic and Lighting Division to the satisfaction of Public Works. If a Bridge and Thoroughfare District is formed, and if signals identified in the study are included as facilities specifically identified for inclusion in that approved District, then the amount and eligibility for a credit against your District obligation may be given if approved by Public Works.
51. Plant street trees on all public and private and future streets to the satisfaction of Public Works.
52. Install postal delivery receptacles in groups to serve two or more residential units to the satisfaction of Public Works.
53. Underground all new and existing service lines and distribution lines that are less than 50 KV and 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.
54. Establish a landscape maintenance district, subject to the approval of Parks and Recreation, for the purpose of maintaining landscaped medians and parkways on all streets and highways to the satisfaction of Public Works.
55. Prior to final map approval, pay the fees established by the Board of Supervisors for the Magic Mountain/Westside Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation.



GAIL FARBER, Director

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
<http://dpw.lacounty.gov>

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

IN REPLY PLEASE
REFER TO FILE: T-4

September 30, 2010

Mr. Daryl Zerfass
Austin-Foust Associates, Inc.
2223 Wellington Avenue, Suite 300
Santa Ana, CA 92701-3161

Dear Mr. Zerfass:

**MISSION VILLAGE
TENTATIVE TRACT NO. 61105
TRAFFIC IMPACT ANALYSIS (AUGUST 17, 2010)
CASTAIC JUNCTION AREA**

As requested, we have reviewed the Traffic Impact Analysis for the proposed Mission Village project. The project site is generally located west of the Golden State (I-5) Freeway between State Route 126 to the north and Valencia Boulevard to the south in the unincorporated County of Los Angeles area of Castaic Junction.

We generally agree with the Traffic Impact Analysis that traffic signals shall be installed at the following intersections within the project site. The design and construction of the traffic signals shall be the sole responsibility of the project. The signals shall be in place to the satisfaction of Public Works. Detailed signing and striping plans and traffic signal plans shall be submitted to Public Works for review and approval.

- B Street at Magic Mountain Parkway
- A Street at Magic Mountain Parkway
- Commerce Center Drive at A Street
- KK Drive/HH Street at Magic Mountain Parkway
- II Drive at Magic Mountain Parkway
- Westridge Parkway at Magic Mountain Parkway
- Commerce Center Drive at Magic Mountain Parkway
- Commerce Center Drive at DD Drive
- Commerce Center Drive at GG Street
- Westridge Parkway at QQ Street (Fire Station Signal)

The following intersections may justify the installation of traffic signals due to the close proximity of the proposed elementary school. The applicant shall enter into a secured agreement/bond with Public Works to guarantee the installation of traffic signals when the traffic conditions warrant their installation. These intersections shall be monitored for the installation of the signals once the school is opened and every year thereafter for up to 5 years after the certificate of occupancy of the last residential unit of Mission Village (excluding age restricted/qualified residential units and residential units within the Saugus School District) is issued and the full planned occupancy of 900 students for the proposed school (or fewer students if official documentation from the Newhall School District shows no increase in student enrollment for five consecutive school years). The applicant or the current owner of the development shall submit an annual traffic signal warrant analysis to Public Works for review and approval. When traffic signals are warranted, the applicant or current owner of the development shall design the necessary striping and signal plans and construct the signals to the satisfaction of Public Works. Any security for the traffic signal construction submitted will be returned once the construction is completed to the satisfaction of Public Works or at the expiration of the above-mentioned monitoring program.

- A Street at B Street/CC Drive
- Q1 Street at A Street
- HH Street/R Street at A Street

In addition, the following intersection needs to be incorporated into the report with an acknowledgement that the traffic created by the project justifies the installation of a traffic signal. The project shall install a traffic signal at the following location after detailed signing and striping plans and traffic signal plans have been reviewed and approved by Public Works.

- Westridge Parkway at Old Rock Road

We generally agree with the Traffic Impact Analysis that the following off-site intersections will be significantly impacted by the proposed project. The implementation schedule for the required improvements listed below shall be consistent with the most current Public Works-approved Westside Santa Clarita Valley Roadway Phasing Analysis or, in the case of the Commerce Center Drive at State Route 126 location, with the threshold identified in Section 4.4 of the Traffic Impact Analysis if this threshold occurs before the one identified in the then-current Westside Santa Clarita Valley Roadway Phasing Analysis.

The Old Road at McBean Parkway

Stripe a third southbound through lane and a westbound right-turn lane

Commerce Center Drive at SR-126

Existing intersection shall be replaced by a grade separated interchange

We generally agree with the Traffic Impact Analysis that the cumulative traffic generated by the project and other related projects will significantly impact the off-site intersections listed in the tables referenced below. The project shall contribute its proportionate share of the cost for the mitigation measures identified in each table.

- Table 4-5: Off-Site Mitigation Measures for Project Impacts – 2021 Cumulative Conditions
- Table 4-9: Off-Site Mitigation Measures for Project Impacts – Build out 2035 Cumulative Conditions
- Table 4-11: Roadway Construction Stages
- Table 4-12: Intersection Improvements by Stage (County and Caltrans Locations)

Tables 4-5, 4-9, and 4-12 (and cross reference in some of these tables to Appendix J) state that the following intersections can be mitigated through the payment of a fair share towards the traffic impact. We recognize that Table 4-5, 4-9, and 4-12 depict the cumulative condition as distinguished from the project-specific condition. However, since the Traffic Impact Analysis indicates that the project alone plus ambient traffic will have a significant impact at the following two intersections, in addition to the cumulative impacts identified in the aforementioned tables, revisions to the tables are necessary to provide clarification.

- The Old Road at McBean Parkway
- Commerce Center Drive at State Route 126

Tables 4-12 and 4-13 also indicate several intersections (see enclosed annotated tables) that are located within the Valencia and Via Princessa Bridge and Thoroughfare Districts. The Traffic Impact Analysis indicates that no payment of Bridge and Thoroughfare District fees in those districts is required for the reasons stated in Section 4.2 of the Traffic Impact Analysis. The project applicant recently consulted with us on this matter and we concur with this approach. In addition, the project applicant is actively engaged in the formation efforts of the Westside Bridge and Thoroughfare

Mr. Daryl Zerfass
September 30, 2010
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District that encompasses the area covered by the Westside Santa Clarita Valley Roadway Phasing Analysis. It is our requirement that this Westside Bridge and Thoroughfare District be formed prior to final recordation of the first map associated with the Mission Village project.

In addition to our technical review of the Traffic Impact Analysis, we have discussed the following conditions with the project applicant:

- a) Acquisition of all necessary right of way, including reaching an agreement with the various utility companies (if any) that must carry out relocations in order to accommodate the work, for the construction by Public Works of the Commerce Center Drive at State Route 126 grade separated interchange shall be completed prior to final action by the Board of Supervisors on the Tentative Tract No. 61105 for the Mission Village project. Public Works will then be in a position to certify the right of way per Caltrans' procedures for federally funded projects.
- b) The funding plan, which includes a cost sharing agreement between the County and the project applicant, for the construction of the Commerce Center Drive at State Route 126 grade separated interchange work must be in place prior to final recordation of the first map associated with the Mission Village project.
- c) Our prior review of the Westside Santa Clarita Valley Roadway Phasing Analysis is dated May 15, 2007. As you know, the purpose of the Westside Santa Clarita Valley Roadway Phasing Analysis is to evaluate the timing of required improvements commensurate with the proposed phased land developments in the Westside Santa Clarita Valley area. An update to the Westside Santa Clarita Valley Roadway Phasing Analysis will allow us to make adjustments to the prior phasing assumptions based on current traffic conditions. Therefore, the update shall include actual traffic counts on newly constructed roadways and/or at intersections where traffic mitigation measures have been carried out. Consequently, our approval of an updated Westside Santa Clarita Valley Roadway Phasing Analysis is required prior to the final recordation of the first map associated with the Mission Village project. It is also our expectation that an annual report due January 30th of each year shall be submitted to Public Works for review and approval identifying the number and type of residential units and the square footage and type of nonresidential building permits issued during the prior year in Mission Village and any other development within the Westside Santa Clarita Valley area. The purpose of this annual report will be to track development progress against the development thresholds identified in the Traffic Impact Analysis and the then-current Westside Santa Clarita Valley Roadway Phasing Analysis. At a minimum, an update to the Westside Santa Clarita Valley Roadway Phasing Analysis is expected to occur at the following development thresholds:

Mr. Daryl Zerfass
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- 1) 3,176 residential units and 13.17 million square feet nonresidential uses
- 2) 6,066 residential units and 14.87 million square feet nonresidential uses
- 3) 14,515 residential units and 16.00 million square feet nonresidential uses
- 4) 21,373 residential units and 17.65 million square feet nonresidential uses
- 5) 25,001 residential units and 19.78 million square feet nonresidential uses
- 6) 27,615 residential units and 22.08 million square feet nonresidential uses

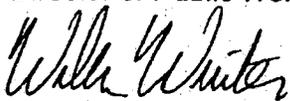
In addition, the project also needs to reach an understanding with Caltrans for the phasing of proposed improvements on State Highway facilities. Therefore, the following mitigation is required.

The applicant shall work cooperatively with Caltrans to determine and provide transportation mitigation needed on State Highway facilities. The applicant shall construct mitigation improvements or pay an equitable share for mitigation projects to the satisfaction of Caltrans. The applicant shall enter into a traffic mitigation agreement with Caltrans before or within 6 months of certification of the Environmental Impact Report.

If you have any questions regarding the review of the document, please contact Ms. Courtney Sweeney of our Traffic Studies Section at (626) 300-4777.

Very truly yours,

GAIL FARBER
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

CS:cn

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Enc.

cc: Caltrans (Elmer Alvarez, James McCarthy)
Newhall Land and Farming (Corey Harpole)
Regional Planning (Paul McCarthy)

Table 4-12: Intersection Improvements by Stage (County and Caltrans Locations)

Stage	Intersection	Improvements	Project Traffic Share %
			14.3%
1	7. I-5 SB Ramps & SR-126	Stripe 4th WBT	1.4%
	9. The Old Road & I-5 SB Ramps (at Rye Canyon Road)	Relocate intersection north of the existing location. Provide 1 NBL (U-Turns only), 2 NBT, 2 NBR, 2 SBL, 3 SBT, 2 WBL, and 1 WBR	19.7%
	10. I-5 SB Ramps & Magic Mountain Pkwy	Add 2nd SBR, 3rd EBT, 2nd EBR, 2nd WBL, and 4th WBT (part of the Magic Mountain Interchange Phase 2 project)	17.6%
	11. I-5 NB Ramps & Magic Mountain Pkwy	Add shared NBL/NBR, 2nd EBL, 3rd EBT and convert 4th WBT to shared WBT/WBR (part of the Magic Mountain Interchange Phase 2 project)	7.1%
	25. The Old Road & Rye Canyon Road	Add 2nd & 3rd NBT, 2nd SBL, and 3rd SBT. Restripe 1st WBR to a shared WBL/WBR. Convert the northbound and westbound free-flow right-turn lanes to conventional right-turn lanes with overlap phasing.	21.1%
	26. The Old Road & Magic Mountain Pkwy	Add 2nd NBL, 3rd NBT, 1st NBR, 2nd SBL, 3rd SBT, 1st SBR, 2nd EBL, 3rd & 4th EBT, 2nd WBL, and 4th WBT	27.0%
	28. The Old Road & McBean Pkwy	Signal modification to add a northbound right-turn overlap phase.	6.4%
	80. Wolcott Way & SR-126	Add 1st NBL, 1st & 2nd NBR, 2nd SBL, 3rd EBT, 1st EBR, 2nd WBL, and 3rd WBT	49.3%
	81. Commerce Center Drive & Henry Mayo Drive	Add 1st EBL, 1st & 2nd EBT, and 1st WBT (part of SR-126 grade separation project)	44.8%
	94 (82/83). Commerce Center Drive & SR-126	Construct grade separation for Commerce Center Drive at SR-126 to include direct on- and off-ramps for WB SR-126, a loop on-ramp for SB Commerce Center Drive to EB SR-126, a direct on-ramp for NB Commerce Center Drive to EB SR-126, and a direct off-ramp for EB SR-126 to Commerce Center Drive	53.9%
	106. Commerce Center Drive & Magic Mountain Pkwy	Construct new intersection. Provide 2 SBL, 2 SBR, 2 EBL, 3 EBT, 3 WBT, and 1 WBR with right-of-way reserved for future conversion to a free-flow right-turn lane (part of the project to extend Magic Mountain Parkway to west of Commerce Center Drive)	66.9%
	107. Westridge Pkwy & Magic Mountain Pkwy	Construct new intersection. Provide 1 NBL, 1 NBT, 1 NBR, 1 SBL, 1 Shared SBT/SBR, 1 EBL, 2 EBT, 1 Shared EBT/EBR, 2 WBL, 2 WBT, and 1 WBR	3.7%
	110. Chiquito Canyon Road/Long Canyon Road & SR-126	Add 1st NBL, 1st & 2nd NBT, 1st & 2nd NBR, 2nd SBL, convert SBR to 1st SBT, add 2nd SBT, 1st EBR, and 1st & 2nd WBL (part of the project to construct Long Canyon Road south of SR-126)	32.3%
118. Six Flags Entrance & Magic Mountain Pkwy	Add 1st SBR, 1st & 2nd EBL, 2nd, 3rd & 4th EBT, and 2nd, 3rd & 4th WBT (part of the project to extend Magic Mountain Parkway to west of Commerce Center Drive)	27.0%	
2	28. The Old Road & McBean Pkwy	Restripe southbound approach to add a 2nd SBL, signal modification to provide right-turn overlap phasing for NBR	49.3%
	81. Commerce Center Drive & Henry Mayo Drive	Add 1st NBL, 1st, 2nd & 3rd NBT, 2nd SBL, 1st, 2nd & 3rd SBT, 1st EBR, 1st WBL, (part of the project to extend Commerce Center Drive south over the Santa Clara River)	1.1%
	104. Poe Pkwy & Valencia Blvd	Construct new intersection. Provide 1 NBL, 1 NBR, 2 EBT, 1 EBR, 1 WBL, and 2 WBT (part of the project to extend Poe Parkway to Valencia Boulevard)	2.1%
3	101. Long Canyon Road & Valencia Blvd	Construct new intersection. Provide 2 SBL and 1 free-flow WBR (part of the project to construct Valencia Boulevard between Long Canyon Road & Magic Mountain Parkway)	7.0%
	102. Magic Mountain Pkwy & Valencia Blvd (Newhall Ranch)	Construct new intersection. Provide 1 free-flow SBR, and 2 EBL (part of the project to construct Valencia Boulevard between Long Canyon Road & Magic Mountain Parkway)	

(Continued)

Table 4-12: Intersection Improvements by Stage (County and Caltrans Locations) (Cont'd)

Stage	Intersection	Improvements	Project Traffic Share %
4	25. The Old Road & Rye Canyon Road	Add 2nd & 3rd WBL	7.1%
	101. Long Canyon Road & Valencia Blvd	Add 1st NBT, 1st NBR, 1st SBT, and 1st WBL	2.1%
	102. Magic Mountain Pkwy & Valencia Blvd (Newhall Ranch)	Add 1st & 2nd NBL, 1st & 2nd NBT, 1st NBR, 1st & 2nd SBL, 1st & 2nd SBT, 1st & 2nd EBT, 1st EBR, 1st WBL, 1st & 2nd WBT, 1st WBR (part of the project to extend Valencia Boulevard west to Magic Mountain Parkway)	7.0%
5	12. I-5 SB Ramps & Valencia Blvd	Restripe 2nd WBR to a shared WBT/free-flow WBR	7.5%
	28. The Old Road & McBean Pkwy	Add 1st WBR	27.0%
	96. San Martinez Grande Canyon Road & SR-126	Add 1st SBL, and 1st WBR	4.7%
	101. Long Canyon Road & Valencia Blvd	Add 1st NBL, 1st SBR, 1st & 2nd EBL, 1st, 2nd & 3rd EBT, and 1st & 2nd WBT (part of the project to extend Valencia Boulevard west of Long Canyon Road)	2.1%
	103. Pico Canyon Road & Valencia Blvd	Construct new intersection. Provide 2 NBL, 1 NBR, 2 EBT, 1 EBR, 1 WBL, and 2 WBT (part of the project to extend Pico Canyon Road to Valencia Boulevard)	0.6%
	110. Chiquito Canyon Road/Long Canyon Road & SR-126	Add 2nd NBL, 3rd SBT, 1st SBR, 2nd EBL, 3rd & 4th EBT, and 3rd WBT	3.7%
6a	14. I-5 SB Ramps & McBean Pkwy	Add 2nd SBL	12.6%
	17. I-5 NB Ramps & Lyons Ave	Add 1st free-flow WBR	7.2%
6b	10. I-5 SB Ramps & Magic Mountain Pkwy	Re-stripe the shared SBL/SBT to a SBL and the 1st SBR to a shared SBL/SBT.	19.7%
	16. I-5 SB Loop Ramp & Pico Canyon Road	Restripe eastbound approach to add a 3rd EBT.	4.7%
	18) I-5 SB Ramps & Calgrove Blvd	Add 2nd EBT and 2nd WBT	Via Princessa CAT 3.4%
	19) I-5 NB Ramps & Calgrove Blvd	Add 2nd EBT and 2nd WBT	Via Princessa EBT 3.2%
	26. The Old Road & Magic Mountain Pkwy	Add 5th EBT and right-turn overlap signal phasing for SBR	21.1%
	29. The Old Road & Pico Canyon Road	Convert SBR to 2nd SBT	7.8%
	80. Wolcott & SR-126	Add 4th EBT, 4th WBT, and right-turn overlap signal phasing for NBR	6.4%
	96. San Martinez Grande Canyon Road & SR-126	Add 1st NBL, 1st NBT, 2nd SBL, 1st SBR, 1st EBR, and 1st WBL	4.7%

Regional Improvements

Source: Westside Santa Clarita Valley Roadway Phasing Analysis

NB = Northbound	NBL = NB Left-turn Lane	NBT = NB Through Lane	NBR = NB Right-turn Lane
SB = Southbound	SBL = SB Left-turn Lane	SBT = SB Through Lane	SBR = SB Right-turn Lane
EB = Eastbound	EBL = EB Left-turn Lane	EBT = EB Through Lane	EBR = EB Right-turn Lane
WB = Westbound	WBL = WB Left-turn Lane	WBT = WB Through Lane	WBR = WB Right-turn Lane

See Appendix J for Fair-Share Calculations

Table 4-13: Intersection Improvements by Stage (City Locations)

Stage	Intersection	Improvements	Project Traffic Share %
1	45) McBean Pkwy & Magic Mountain	Add 4th NBT, 3rd EBT and 3rd WBT <i>Valencia EBT</i>	11.2%
	48) McBean Pkwy & Newhall Ranch	Add 4th EBT and 4th WBT <i>Valencia EBT</i>	7.3%
	54. Orchard Village & Wiley Canyon	Add 1st NBR and 2nd SBL	2.2%
	55. Orchard Village & McBean Pkwy	Add 1st EBR	2.6%
	57) Valencia Blvd & Magic Mountain	Add 1st NBR, 3rd EBT, 2nd WBL and convert WBR to 3rd WBT <i>Valencia EBT</i>	5.6%
	65. Bouquet Canyon Road & Soledad Canyon Road	Add 4th NBT	3.2%
	66) Bouquet Canyon Road & Newhall Ranch Road	Add 2nd SBL, 3rd & 4th EBT and 4th WBT <i>Valencia EBT</i>	4.0%
4	55. Orchard Village & McBean	Add 1st SBL, shared SBL/SBT (part of the Henry Mayo Hospital Master Plan Phase 2 project)	2.6%
6a	30. Ave Stanford & Rye Canyon Rd	Add de-facto SBR	11.1%
	33) Rye Canyon Rd/Copper Hill Rd & Newhall Ranch Road	Add 4th EBT <i>Valencia EBT</i>	6.0%
	44) McBean Pkwy & Valencia Blvd	Add 4th WBT <i>Valencia EBT</i>	2.6%
	51. Wiley & Lyons	Convert EBR to 3rd EBT	4.9%
	54. Orchard Village & Wiley	Convert 2nd EBL to 3rd EBT	2.2%
6b	53) Valley & Lyons	Convert WBR to 3rd WBT <i>Via Princessa EBT</i>	3.6%
	57. Valencia Blvd & Magic Mountain	Add 1st WBR	5.6%

Source: Westside Santa Clarita Valley Roadway Phasing Analysis

NB = Northbound	NBL = NB Left-turn Lane	NBT = NB Through Lane	NBR = NB Right-turn Lane
SB = Southbound	SBL = SB Left-turn Lane	SBT = SB Through Lane	SBR = SB Right-turn Lane
EB = Eastbound	EBL = EB Left-turn Lane	EBT = EB Through Lane	EBR = EB Right-turn Lane
WB = Westbound	WBL = WB Left-turn Lane	WBT = WB Through Lane	WBR = WB Right-turn Lane

See Appendix J for Fair-Share Calculations

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

For information only:

1. The subdivider shall obtain for the construction of any necessary off-site regional sewer improvements either: 1) a recorded easement or other instrument satisfactory to Public Works, or 2) a written commitment from the Sanitation Districts of Los Angeles County to obtain said easement.
2. The subdivider shall obtain a will serve letter from the Sanitation Districts of Los Angeles County that stipulates LACSD has capacity and will ensure service for the subdivision.
3. The outlet(s) for the proposed local sewer system and any Sanitation District facilities for any unit map must be accepted for public use prior to recordation, otherwise the unit map in question must have approved and secured plans for the outlet system on file with Public Works and/or the Sanitation Districts of Los Angeles County.
4. A sewer area study for the proposed subdivision (PC11831AS, dated 2-25-2010) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

Prior to recordation of a Final Map:

5. The necessary improvement plans for VTTM 61105 must be prepared in conformance with the approved Newhall Ranch Conceptual Sewer Master Plan PC 11812AS. If the system appurtenances and maintenance responsibilities shown on the improvement plans do not match those detailed in the approved Newhall Ranch Conceptual Sewer Master Plan PC 11812AS, the master plan must be revised and/or improvement plans modified to the satisfaction of Public Works.

6. The subdivider shall install and dedicate main line sewers and serve each building/lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works for all facilities to be operated by the Consolidated Sewer Maintenance Districts.
7. Provide on-site easements to the satisfaction of Public Works.
8. The subdivider shall provide to the Public Works an annual status report throughout the construction phase of the project, until such time the new treatment plant is complete and operational, which reports the equivalent capacity units for this subdivision and the existing capacity units originating from the Newhall Ranch Specific Plan discharging into the Santa Clarita Valley Joint Sewerage System.
9. Prior to recordation of the first unit map, the subdivider shall:
 - a. provide documentation demonstrating satisfactory compliance with the provisions specified in the Agreement between County Sanitation Districts Nos. 26 and 32 of Los Angeles County and the Newhall Land and Farming Company Regarding a Plan for the Coordination of Wastewater Management Facilities Relating to The Newhall Ranch Specific Plan Development, dated January 9, 2002, including documentation that the NRSD has become a party to both the Joint Administrative Agreement (JAA) and the modified Santa Clarita Valley Joint Sewerage System Agreement (SCVJSSA).
 - b. have approved regional sewer infrastructure plans on file with the Newhall Ranch Sanitation District or Sanitation Districts of Los Angeles County and furnished a bond, letter of credit or other acceptable means of guarantee satisfactory to the Newhall Ranch Sanitation District or Sanitation Districts of Los Angeles County for the sewer infrastructure system necessary to serve the subdivision.
10. Prior to obtaining the first Building Permit subdivider shall:
 - a. install and dedicate all required regional sewer infrastructure required for VTTM 61105 identified in the approved Newhall Ranch Conceptual Sewer Master Plan PC 11812AS. This infrastructure may exclude the Newhall Ranch WRP facility if its completion is not yet warranted per the Agreement between County Sanitation Districts Nos. 26 and 32 of Los Angeles County and the Newhall Land and Farming Company Regarding a Plan for the Coordination of Wastewater Management Facilities Relating to The Newhall

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SEWER
TRACT NO. 061105 (Rev.)

Page 3/3

TENTATIVE MAP DATED 04-19-2010
EXHIBIT MAP DATED 04-19-2010

Ranch Specific Plan Development, dated January 9, 2002 as determined by
the Sanitation Districts of Los Angeles County.

AG

Prepared by Julian Garcia
tr61105s-rev8(rev'd 09-29-10).doc

Phone (626) 458-4921

Date 09-29-2010

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

Prior to recordation of a Final map:

1. A "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) shall be provided to the satisfaction of the Department of Regional Planning and Public Works prior to filing any map.
2. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings/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.
3. 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.
4. 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. Depict all line of sight easements on the landscaping and grading plans.

Prior to Building Permit By Building and Safety Division:

- Prior to obtaining a building permit from the Building and Safety Office, submit landscape and irrigation plans for each commercial/multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NUMBER 04-181-(5)
CONDITIONAL USE PERMIT NO. 200500080
(DEVELOPMENT WITHIN SEA)**

GENERAL CONDITIONS

1. This grant authorizes development of improvements associated with the Mission Village project within the boundaries of Significant Ecological Area SMA/SEA 23 including the Commerce Center Drive Bridge, Commerce Center Drive, neighborhood park, river trail, drainage facility access roads, grading, trails, water quality basins and associated features, bank stabilization, water and sewer utility crossings, utility corridor, storm drain outlets and potential riparian mitigation sites, subject to the following conditions of approval:
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, its successors and assigns, and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until a duly authorized representative of 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") an 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. 23, and until all required monies have been paid pursuant to Condition Nos. 24, 26, and 28 below.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding is filed as described above, the permittee shall within ten days of the filing pay the Department of 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.
6. If any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

7. This grant shall expire unless used within two years after recordation of a final map or Vesting Tentative Tract Map No. 61105. In the event that Vesting Tentative Tract Map No. 61105 should expire without recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlements to the use of the property thereafter shall be subject to the regulations then in effect.
8. 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 a 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.
9. The subject property shall be graded, developed, and maintained in substantial compliance with the approved Vesting Tentative Tract Map No. 61105 and the conceptual site design depicted on the Exhibit "A" (Exhibit Map), subject to the provisions found in Section 5.2.2 of the approved Newhall Ranch Specific Plan.
10. All development shall comply with the requirements of the approved Newhall Ranch Specific Plan unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A" or Revised Exhibit "A" approved by the Director of Regional Planning ("Director").
11. The mitigation measures set forth in the Mission Village Final Environmental Impact Report (EIR) (SCH No.2005051143) are incorporated by this reference and made conditions of this permit and the permittee shall comply with the project's Mitigation Monitoring Plan. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director for approval as otherwise required by these conditions and on a annual basis until such time as all mitigation measures have been implemented or completed; and at such time as additional reports are required by the Director.
12. The development of the subject property shall conform to all requirements and conditions approved for Vesting Tentative Tract Map No. 61105, Conditional Use Permits Nos. 200500080, 200500081, and 94-087, Oak Tree Permit Nos. 200500032 and 200500043; Parking Permit No. 200500011.
13. All utilities shall be placed underground to the satisfaction of the Los Angeles County Department of Public Works ("Public Works").
14. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.
15. Detonation of explosives or any other blasting devices or material is prohibited unless all required permits have been obtained and adjacent property owners have been notified.
16. All grading and construction and appurtenant activities, including engine warm-up, shall be restricted to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and 8:00 a.m. to 5:00p.m on Saturday. Pile driving and drilling is prohibited on Saturdays. No 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.
17. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Department of Public Works.
18. All graded materials shall be sufficiently watered to prevent excessive amounts of dust during the grading and construction phase consistent with the mitigation measures.

Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activity is completed for the day. All clearing, grading, earthmoving, or excavation shall cease during periods of high wind (i.e., greater than 20 miles per hour average over one hour) to prevent excessive amounts of dust.

19. Grading shall be limited to that which is necessary to construct the on-site and off-site improvements depicted on the Vesting Tentative Tract Map No. 61105; Commerce Center Drive Bridge, Commerce Center Drive, neighborhood park, river trail, drainage facility access roads, grading, trails, water quality basins and associated features, bank stabilization, water and sewer utility crossings, utility corridor, storm drain outlets and potential riparian mitigation sites. No additional grading or development shall be permitted beyond that depicted unless approved by the Director subject to the provisions of Section 5.2.2 of the Newhall Ranch Specific Plan.
20. Phased grading has been requested and approved to allow transporting of soil within the boundaries of the Vesting Tentative Tract Map No. 61105 prior to or during any off-site import. Such grading may require additional interim infrastructure improvements not depicted on the tentative map but necessary to ensure compliance with the County Code such as debris basins, access roads, temporary utility lines, and other similar improvements to the satisfaction of Public Works.
21. The permittee shall, upon the commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
22. The permittee or its designee shall provide the Director with an annual status report throughout the construction phase of the project, which states the number of residential units constructed, the number affordable housing units constructed, the square footage of all commercial and industrial buildings completed, the dates of dedication or completion for all required infrastructure and community amenities, and the status of compliance with the project's Mitigation Monitoring Plan or other items as deem necessary by the Director.

PRIOR TO USE OF THE GRANT

23. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the Office of the County Recorder. In addition, upon transfer or lease of all or any portion 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.
24. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Within 30 days of the effective date of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$2,000.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for ten (10) annual inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any

enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time payment is due (currently \$200.00 per inspection).

25. 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 a Hearing Officer may, after conducting a public hearing in accordance with Section 22.56.1780 of the County Code, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. The permittee shall pay or reimburse the County for all necessary costs associated with such hearing.
26. This project is not de minimus in its effect on fish and wildlife. Upon completion of the appeal period, the permittee shall remit processing fees in the amount of \$2,792.25 (and a \$75.00 processing fee) 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 this fee is paid.
27. The Permittee shall record a covenant with the County agreeing to comply with the approved environmental mitigation measures.
28. Upon completion of the appeal period, the permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the project's Mitigation Monitoring Plan. 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 as reported in the required Mitigation Monitoring Report.

The mitigation measures set forth in the Mitigation Monitoring Plan in the Final EIR for the project are incorporated by this reference and made conditions of the tentative map. To ensure the effectiveness of the mitigation measures, the permittee shall submit Mitigation Monitoring reports to Regional Planning as frequently as may be required by the department.
29. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to confirm the facilities that may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to, water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Bureau.

PRIOR TO ISSUANCE OF A GRADING PERMIT

30. As a means of ensuring the compliance with the mitigation measures found in the Final EIR, the permittee shall submit mitigation monitoring reports to the Director of Planning (Director) for approval prior to the issuance of any grading permits.
31. Prior to the issuance of any fine/precise grading permit site plans covering the applicable development phase as identified on the phasing map for Vesting Tentative Tract Map No. 61105 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 provisions of the approved Newhall Ranch Specific Plan; and
 - (b) is compatible with hillside resources as required by the substantial conformance provisions found in Section 5.2 of the Newhall Ranch Specific Plan and with Significant Ecological Area resources.
32. Review of the site plan shall emphasize, within the limits established by geologic and engineering constraints, grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences onsite. Other features to be indicated on all site plans include walls, landscaping, driveways, and building setbacks.
33. 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 consistent with the Newhall Ranch Stormwater Mitigation Plan and approved mitigation measures to the satisfaction and approval of Public Works.

PRIOR TO RECORDATION OF A FINAL MAP

34. As a means of ensuring the effectiveness of the mitigation measures found in the Final EIR mitigation monitoring shall be submitted to the Director of Planning (Director) for approval prior to the recordation of a final map.
35. The Permittee shall include conditions in the project CC&Rs, which require continued maintenance of the planting for lots having planted slopes.
36. The permittee shall comply with the provisions of the park development agreement with the Department of Parks and Recreation. Provide evidence of compliance to the Director.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

37. Prior to the issuance of any building permit for the principal use of the property, site plans shall be submitted to the Director indicating that the proposed construction:
- (a) complies with the conditions of this grant and the provisions of the approved Newhall Ranch Specific Plan and the design principles referenced in the Planning Notebook date October, 2010;
 - (b) has completed the Newhall Land Architectural Review Committee (ARC) Process identified in the Mission Village Planning Notebook to the satisfaction of the Director. The ARC will review projects for consistency with Design Guidelines that emphasize architectural styles, colors and materials, roof type, setbacks, parking layouts, lighting standards, signage criteria, landscaping palette, etc.; and
 - (c) has received final approval from Regional Planning.
38. Review of the site plan shall emphasize, within the limits established by geologic and engineering constraints, grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences onsite. Other features to be indicated on all site plans include walls, landscaping, driveways, and building setbacks.
39. Three copies of a landscape plan(s), which may be incorporated into a revised site plan, shall be submitted to and approved by the Planning Director before issuance of a building permit. The landscaping plan(s) shall show compliance with the County's drought tolerant landscaping ordinance. Landscaping will include trees, shrubs, and ground covering at a

mixture and density determined by the Director and the Los Angeles County Fire Departments Fuel Modification Unit. Fire retardant plants should be given first consideration.

The landscape plan(s) shall show size, type, and location of all plants, trees, percentage of native plant materials, and sprinkler facilities, including all landscaping and irrigation. Permittee is encouraged to integrate native species, including trees and shrubs, as a part of the plant palette where appropriate. Watering facilities shall consist of a permanent water-efficient irrigation system such as "bubblers" or drip irrigation, where applicable. 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 plan(s) shall be reviewed by the Los Angeles County Fire Department, and Public Works. The 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 and determination of compliance with water conservation requirements.

The landscaping plan(s) must show that landscaped areas must contain 50 percent of locally indigenous species, including trees, shrubs, and ground covering. However, if the permittee demonstrates to the satisfaction of the Director that compliance with the requirement is not possible due to County fire safety requirements, staff may determine that a lower percentage of such planting is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping shall include trees, shrubs, and ground covering at a mixture and density determined by the Director, the Forester and Fire Warden. Fire retardant plants should be given first consideration.

For open space lots 354, 358, 360, 393, 415, 417, 422, 428, 429, 431, 449, 451, 471-475, 487, 490, 491, 648, 652 and 660 the plant palette shall include 75% native species, except for the first 20 feet from residential property lines which may be for fuel modification planting. 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 is required.

40. All graded slopes (cut and fill) shall be revegetated.
41. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with the State Seismic Hazard Safety laws to the satisfaction of the Department of Public Works.

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NUMBER 04-181-(5)
CONDITIONAL USE PERMIT NO. 200500081
(DEVELOPMENT OF 73 SECOND UNITS, A CONTINUED CARE COMMUNITY, THREE
WATER TANKS AND ON-SITE AND OFF-SITE GRADING)**

GENERAL CONDITIONS

1. This grant authorizes development of 73 second dwelling units on lots 279-351, a continued care retirement community on lot 528 with 351 dwelling units within the boundaries of Vesting Tentative Tract Map No. 61105. This grant also authorizes the development of three water tanks and on-site and off-site project grading as noted on Vesting Tentative Tract Map No. 61105. On-site project grading includes project infrastructure and utilities. Off-site grading is associated with the extensions of Westridge Parkway and Commerce Center Drive and the construction of off-site improvements including the extension of Magic Mountain Parkway, a utility corridor, a water quality basin, debris basins, an electrical substation, water tanks and miscellaneous drainage improvements outside the boundaries of Vesting Tentative Tract Map No. 61105. This grant is subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, its successors and assigns, and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until a duly authorized representative of 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") an 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. 38, and until all required monies have been paid pursuant to Condition Nos. 39, 41, and 43 below.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding is filed as described above, the permittee shall within ten days of the filing pay the Department of 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.
6. If any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
 7. This grant shall expire unless used within two years after recordation of a final map or Vesting Tentative Tract Map No. 61105. In the event that Vesting Tentative Tract Map No. 61105 should expire without recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlements to the use of the property thereafter shall be subject to the regulations then in effect.
 8. 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 a 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.
 9. The subject property shall be graded, developed, and maintained in substantial compliance with the approved Vesting Tentative Tract Map No. 61105 and the conceptual site design depicted on the Exhibit "A" (Exhibit Map), subject to the provisions found in Section 5.2.2 of the approved Newhall Ranch Specific Plan.
 10. All development shall comply with the requirements of the approved Newhall Ranch Specific Plan unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A" or revised Exhibit "A" approved by the Director of Regional Planning ("Director").
 11. Vesting Tentative Tract Map No. 61105 is within the boundaries of the approved Newhall Ranch Specific Plan and the permittee is required to comply with its provisions and standards.
 12. The mitigation measures set forth in the Mission Village Final Environmental Impact Report (EIR) (SCH No.2005051143) are incorporated by this reference and made conditions of this permit and the permittee shall comply with the project's Mitigation Monitoring Plan. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director for approval as otherwise required by these conditions and on an annual basis until such time as all mitigation measures have been implemented or completed; and at such time as additional reports are required by the Director.
 13. The development of the subject property shall conform to all requirements and conditions approved for Vesting Tentative Tract Map No. 61105, Conditional Use Permit Nos. 200500080, 200500081 and 94-087, Oak Tree Permit Nos. 200500032 and 200500043, and Parking Permit No. 200500011.
 14. All utilities shall be placed underground to the satisfaction of the Los Angeles County Department of Public Works ("Public Works").
 15. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.
 16. Detonation of explosives or any other blasting devices or material is prohibited unless all required permits have been obtained and adjacent property owners have been notified.
 17. All grading and construction and appurtenant activities, including engine warm-up, shall be restricted to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and 8:00 a.m. to 5:00p.m on Saturday. Pile driving and drilling is prohibited on Saturdays. No

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.

18. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and Public Works.
19. All graded materials shall be sufficiently watered to prevent excessive amounts of dust during the grading and construction phase consistent with the mitigation measures. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activity is completed for the day. All clearing, grading, earthmoving, or excavation shall cease during periods of high wind (i.e., greater than 20 miles per hour average over one hour) to prevent excessive amounts of dust.
20. Grading shall be limited to that which is necessary to construct roads, bridges, parks, community facilities, common area facilities, building pads within housing neighborhoods, borrow sites, and other on-site and off-site improvements shown on the approved Exhibit A. No additional grading or development shall be permitted beyond that depicted on the approved Exhibit A or revised Exhibit A approved by the Director subject to the provisions of Section 5.2.2 of the Newhall Ranch Specific Plan.
21. Phased grading has been requested and approved to allow transporting of soil within the boundaries of the Vesting Tentative Tract Map No. 61105 prior to or during any off-site import. Such grading may require additional interim infrastructure improvements not depicted on the tentative map but necessary to ensure compliance with the County Code such as debris basins, access roads, temporary utility lines, and other similar improvements to the satisfaction of the Department of Public Works.
22. The permittee shall, upon the commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
23. No construction equipment or vehicles shall be parked or stored on any existing public or private street.
24. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
25. 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 of Los Angeles.
26. 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.
27. In the event 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.
28. The permittee shall utilize water saving devices and technology in the construction of this project consistent with the County Building and Plumbing Code and project mitigation measures.

29. The subject property shall be developed, operated, and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage facilities shall be provided to the satisfaction of said department. The proposed project shall fulfill its statutory responsibilities related to water conservation through its compliance with Health and Safety Code section 17921.3, which requires low-flush toilets in all new construction; Title 24 of the California Code of Regulations sections 2-5352 (I) and (J), which requires hot water pipes to be insulated; and Government Code section 7800, which requires lavatories to have self-closing faucets in public restrooms.
30. If during construction 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.
31. The permittee shall comply with the Newhall Ranch Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
32. Improvements on Lots 358 and 359 (Lion Canyon) shall comply with the Newhall Ranch Tributary Channel Design Guidelines, as approved by Public Works. Final determination of appropriate drainage devices, geomorphic channel design and associated grading will be to the satisfaction of Public Works in consultation with Regional Planning if necessary.
33. During construction, all large size truck trips shall be limited to off-peak commute periods.
34. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy equipment and/or materials, which requires the use of over-size transport vehicles on State highways.
35. The permittee or its designee shall provide the Director with an annual status report throughout the construction phase of the project, which states the number of residential units constructed, the number affordable housing units constructed, the square footage of all commercial and industrial buildings completed, the dates of dedication or completion for all required infrastructure and community amenities, and the status of compliance with the project's Mitigation Monitoring Plan or other items as deem necessary by the Director.
36. All commonly owned areas shall be preserved as permanent open space. Such reservation shall be by establishment of a homeowners association, maintenance district, or other appropriate means or methods to ensure to the satisfaction of the Director the permanent reservation and continued perpetual maintenance of required commonly owned areas.
37. No additional grading or development shall be permitted beyond that depicted on the approved Exhibit A or a revised Exhibit A approved by the Director subject to Section 5.2 of the Specific Plan.

PRIOR TO USE OF THE GRANT

38. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the Office of the County Recorder. In addition, upon transfer or lease of all or any portion 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.

39. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Within 30 days of the effective date of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$2,000.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for **ten (10) annual inspections**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time payment is due (currently \$200.00 per inspection).

40. 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 a Hearing Officer may, after conducting a public hearing in accordance with Section 22.56.1780 of the County Code, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. The permittee shall pay or reimburse the County for all necessary costs associated with such hearing.
41. This project is not de minimus in its effect on fish and wildlife. Upon completion of the appeal period, the permittee shall remit processing fees in the amount of \$2,792.25 (and a \$75.00 processing fee) 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 this fee is paid.
42. The Permittee shall record a covenant with the County agreeing to comply with the approved environmental mitigation measures.
43. Upon completion of the appeal period, the permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the project's Mitigation Monitoring Plan. 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 as reported in the required Mitigation Monitoring Report.
- The mitigation measures set forth in the Mitigation Monitoring Plan in the Final EIR for the project are incorporated by this reference and made conditions of the tentative map. To ensure the effectiveness of the mitigation measures, the permittee shall submit Mitigation Monitoring reports to Regional Planning as frequently as may be required by the department.
44. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to confirm the facilities that may be

necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to, water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Bureau.

PRIOR TO ISSUANCE OF A GRADING PERMIT

45. As a means of ensuring the compliance with the mitigation measures found in the Final EIR, the permittee shall submit mitigation monitoring reports to the Director for approval prior to the issuance of any grading permits.
46. Prior to the issuance of any fine/precise grading permit site plans 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 provisions of the approved Newhall Ranch Specific Plan; and
 - (b) is compatible with hillside resources as required by the substantial conformance provisions found in Section 5.2 of the Newhall Ranch Specific Plan and with Significant Ecological Area resources.
47. Review of the site plan shall emphasize, within the limits established by geologic and engineering constraints, grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences onsite. Other features to be indicated on all site plans include walls, landscaping, driveways, and building setbacks.
48. Prior to the issuance of a rough or fine/precise grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site consistent with the Newhall Ranch Stormwater Mitigation Plan and approved mitigation measures to the satisfaction and approval of Public Works.

PRIOR TO RECORDATION OF A FINAL MAP

49. As a means of ensuring the effectiveness of the mitigation measures found in the Final EIR mitigation monitoring reports shall be submitted to the Director for approval prior to the recordation of a final map.
50. The Permittee shall include conditions in the project CC&Rs, which require continued maintenance of the planting for lots having planted slopes.
51. Permittee shall provide for the private driveway and fire lanes within the project and provide proof of guaranteed maintenance in the project CC&Rs as well as draft easement documents with exhibits, granting access to respective off-site property owners.
52. Provide in the project CC&Rs restrictions on parking or storage of recreational vehicles as required by Condition No. 38 of Conditional Use Permit 94-087 to the satisfaction of the Director.
53. Lot 528 is depicted as a continuing care retirement community on Vesting Tentative Tract Map No. 61105 for the development with 351 independent and assisted living units. The permittee shall submit a revised Exhibit Map for approval by the Subdivision Committee pursuant to Section 21.60.015 of the County Code indicating the number of for sale (condominium) and/or for lease units. Use the standard lease project or condominium note on the final map.

Or if the permittee chooses not to develop Lot 528 as a continuing care retirement community, it may be developed as for sale or for lease multi-family residences with up to

351 units, provided that the site can be developed per the standards of the Newhall Ranch Specific Plan. In this case, the permittee shall submit a revised Exhibit Map for approval by the Subdivision Committee pursuant to Section 21.60.015 of the County Code indicating the number of for sale and/or for lease units.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

54. Prior to the issuance of any building permit for the principal use of the property, site plans shall be submitted to the Director indicating that the proposed construction:
 - (a) complies with the conditions of this grant and the provisions of the approved Newhall Ranch Specific Plan and the design principles referenced in the Planning Notebook date October, 2010;
 - (b) has completed the Newhall Land Architectural Review Committee (ARC) Process identified in the Mission Village Planning Notebook to the satisfaction of the Director. The ARC will review projects for consistency with Design Guidelines that emphasize architectural styles, colors and materials, roof type, setbacks, parking layouts, lighting standards, signage criteria, landscaping palette, etc.; and
 - (c) has received final approval from Regional Planning.
55. Review of the site plan shall emphasize, within the limits established by geologic and engineering constraints, grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences onsite. Other features to be indicated on all site plans include walls, landscaping, driveways, and building setbacks.
56. Prior to the issuance of building permits to authorize the construction of the second dwelling units on lots 279 to 351 of Vesting Tentative Tract map No. 61105, site plans depicting these units and demonstrating compliance with the provisions of Section 3.9 of the Specific Plan shall be submitted to the Director for review and approval.
57. Review of the site plan shall emphasize, within the limits established by geologic and engineering constraints, grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences onsite. Other features to be indicated on all site plans include walls, landscaping, driveways, and building setbacks.
58. Three copies of a landscape plan(s), which may be incorporated into a revised site plan, shall be submitted to and approved by the Planning Director before issuance of a building permit. The landscaping plan(s) shall show compliance with the County's drought tolerant landscaping ordinance. Landscaping will include trees, shrubs, and ground covering at a mixture and density determined by the Director and the Los Angeles County Fire Departments Fuel Modification Unit. Fire retardant plants should be given first consideration.

The landscape plan(s) shall show size, type, and location of all plants, trees, percentage of native plant materials, and sprinkler facilities, including all landscaping and irrigation. Permittee is encouraged to integrate native species, including trees and shrubs, as a part of the plant palette where appropriate. Watering facilities shall consist of a permanent water-efficient irrigation system such as "bubblers" or drip irrigation, where applicable. 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 plan(s) shall be reviewed by the Los Angeles County Fire Department, and Public Works. The 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 and determination of compliance with water conservation requirements.

The landscaping plan(s) must show that landscaped areas must contain 50 percent of locally indigenous species, including trees, shrubs, and ground covering. However, if the permittee demonstrates to the satisfaction of the Director that compliance with the requirement is not possible due to County fire safety requirements, staff may determine that a lower percentage of such planting is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping shall include trees, shrubs, and ground covering at a mixture and density determined by the Director, the Forester and Fire Warden. Fire retardant plants should be given first consideration.

For open space lots 354, 358, 360, 393, 415, 417, 422, 428, 429, 431, 449, 451, 471-475, 487, 490, 491, 648, 652 and 660 the plant palette shall include 75% native species, except for the first 20 feet from residential property lines which may be for fuel modification planting. 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 is required.

59. All graded slopes (cut and fill) shall be revegetated.
60. A determination of substantial conformance in compliance with the provisions of the approved Newhall Ranch Specific Plan has been made relative to front yard setbacks. Prior to the approval of building permits, the permittee shall submit monitoring reports to demonstrate conformance to the satisfaction of the Director.
61. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with the State Seismic Hazard Safety laws to the satisfaction of Public Works.
62. Prior to issuance of the first building permit, subdivider must enter into a Memorandum of Understanding (MOU) with the Fire Department that includes a mutually agreeable operational date for the station located on lot 448. Upon completion and acceptance of the fire station improvements, lot 448 shall be conveyed by recordable deed to the Fire Department.
63. Prior to the issuance of the 3,310th residential building permit, construction of the community park on lot 469 shall commence, and prior to issuance of the 4,147th residential building permit, all improvements on lot 469 shall be completed and accepted by the Department of Parks and Recreation, after which lot 469 shall be conveyed to the County. Subdivider shall convey the lot by recordable grant deed free of all encumbrances, except those that do not interfere with the use of the property for park or recreational purposes, showing the fee vested with the County of Los Angeles.
64. Prior to the issuance of the 1,545th residential building permit, construction of the neighborhood park on lot 653 shall commence, and prior to issuance of the 1,985th residential building permit, all improvements on lot 653 shall be completed and accepted by the Department of Parks and Recreation, after which lot 653 shall be conveyed to the County. Subdivider shall convey the lot by recordable grant deed free of all encumbrances, except those that do not interfere with the use of the property for park or recreational purposes, showing the fee vested with the County of Los Angeles.

65. The design, location and quantity of monuments and community entries and sign walls shown on the Exhibit Map are conceptual and are subject to change. If necessary to ensure safety, consistency with tentative map approval or compliance with the provisions of the Newhall Ranch Specific Plan or Title 22, the final design, location and quantity of the monuments and community entries, may be modified through the Exhibit Map procedures in Section 21.016.105 or to the satisfaction of the Director.

DRAFT

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NUMBER 04-181-(5)
PARKING PERMIT NO. 200500011**

1. This grant authorizes off-site reciprocal parking and shared parking within the Village Center portion of Vesting Tentative Tract Map 61105 for lots 508, 509, 510, 511, 516, 526 and 529 and adjoining private drives DD, EE, FF and II as depicted on the Parking Allocation Table. This grant also as well authorizes the right to provide less than required parking through the Joint-Use or Shared Parking Plan provisions of Section 3.7 of the Newhall Ranch Specific Plan. Off-site parking may be provided on an adjacent or nearby lot (which may include a parking structure), on private drives and private driveways. Shared parking approval is subject to the submittal and approval of a Shared Parking Plan per the provisions of the Newhall Ranch Specific Plan.
2. The Mission Village tract map site is within the boundaries of the approved Newhall Ranch Specific and the permittee is required to comply with its provisions and standards.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, its successors and assigns, and any other person, corporation, or entity making use of this grant.
4. This grant shall not be effective for any purpose until a duly authorized representative of the permittee and the owner of the subject property, if other than the permittee, have filed at the Office of the Department of Regional Planning an 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. 9 and until all required monies have been paid pursuant to Condition No. 12 and the conditions of Vesting Tentative Tract Map 61105.
5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
6. In the event that any claim, action, or proceeding is filed as described above, the permittee shall within ten days of the filing pay the Department of 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.

7. This grant shall expire unless used within two years after recordation of a final unit map for Vesting Tentative Tract Map No. 61105. In the event that Vesting Tentative Tract Map 61105 should expire without recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlements to the use of the property thereafter shall be subject to the regulations then in effect.
8. If any material provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
9. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the 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 of the subject property.
10. The subject property shall be developed, and maintained in substantial compliance with the approved Vesting Tentative Tract Map No. 61105 and the conceptual site design depicted on the Exhibit Map or revised Exhibit Map, subject to the provisions found in Section 5.2.2 of the approved Newhall Ranch Specific Plan.
11. All development shall comply with the requirements of the approved Newhall Ranch Specific Plan unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit Map or revised Exhibit Map approved by the Director.
12. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Within 30 days of the effective date of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$2,000.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for ten (10) annual inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time payment is due (currently \$200.00 per inspection).
13. 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 a Hearing Officer may, after conducting a public hearing in accordance with Section 22.56.1780 of the County Code, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. The permittee shall pay or reimburse the County for all necessary costs associated with such hearing.
14. The development of the subject property shall conform to all requirements and conditions approved for Vesting Tentative Tract Map No. 61105, Oak Tree Permit No. 200500032

and 200500043, Conditional Use Permit 200500082 and 200500081 and Conditional Use Permit No. 94-087 as applicable.

15. The permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
16. The proposed development shall provide parking in the number required per the provisions of the Newhall Ranch Specific Plan unless modified by this grant.
17. Parking facilities shall be developed to the specifications of Section 4.3 of the Newhall Ranch Specific Plan and Part 10 of Title 22, as applicable.
18. Include in the project CC&Rs or appropriate maintenance agreement provisions for any necessary easements to ensure that the parking and access rights described in this permits are protected.
19. Provide for the private driveway and fire lanes within the project and provide proof of guaranteed maintenance in the project CC&Rs as well as draft easement documents with exhibits, granting access to respective off-site property owners.
20. Prior to the issuance of a building permit, site plans shall be submitted to the Director indicating that the proposed construction complies with the conditions of this grant and the provisions of the approved Newhall Ranch Specific Plan. The site plan shall depict building locations, setbacks, walls, landscaping, driveways, and the number of required parking spaces and their location, either on the lot with the use they are intended to serve, or at an off-site location.
21. If the site plan depict less than required parking for a proposed use, the permittee shall submit a Parking Plan requesting approval of a Parking Program through the Substantial Conformance Review procedures of Section 5.2 of the Newhall Ranch Specific Plan.
22. The Parking Plan shall be prepared as required by Section 3.7 of the Specific Plan and shall provide all necessary information so that the Director may make the necessary findings for approval of the Parking Program.
23. The permittee or its designee shall provide information on the implementation of any approved Shared Parking Program through submittal of an annual report or other tracking document which will be a condition of the approval of any such Shared Parking Program.

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NUMBER 04-181-(5)
OAK TREE PERMIT NO. 200500032**

1. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property, if other than the permittee have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that all the conditions of this grant have been recorded and all required monies have been paid as required by the conditions of Vesting Tentative Tract Map 61105.
2. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work that necessitates such removal.
3. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
4. The time limit for the use of this grant shall be concurrent with and consistent with that of Tentative Tract Map 61105. Unless this grant is used within the time specified, including any authorized extensions, the grant will expire. In the event that Tentative Tract Map 61105 expires prior to the use of this grant, this grant shall expire.
5. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant, including any successors in interest.
6. The permittee shall defend, indemnify and hold harmless Los Angeles County (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. The County shall cooperate fully in the defense. If the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify or hold harmless the County.

In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred by the department reach 80 percent of the amount on deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by permittee according to Section 2.170.010 of the Los Angeles County Code.

7. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department ("Fire Department") a sum of \$7,000. Such fee shall be used to compensate the Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval related to oak tree removal, encroachment and mitigation.

The above fees provide for one pre-construction meeting required to determine fencing placement in order to secure the protected zone of the remaining oak trees, inspection of temporary fencing prior to commencement of any construction and subsequent five (5) year monitoring period requiring inspections until the conditions of approval have been met.

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

8. The term "Oak Tree Report" refers to the document on file by Impact Sciences, Inc., the consulting arborist, dated August 2010.
9. The permittee shall retain a consulting arborist to perform or supervise the work allowed pursuant to this grant relating to removal of or encroachment on oak trees. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director of Planning and County Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
10. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impacts as determined by the Forester for the life of this Oak Tree Permit or Vesting map.

The permittee shall install temporary chain-link fencing not less than four feet in height to secure the protected zone of the remaining oak trees on site as necessary. The fencing shall be determined at the pre-construction meeting with the retained arborist, county forester and the on-site project supervisor. The fencing shall be installed prior to grading or tree removal and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.

11. The permittee shall keep copies of the oak tree report, oak tree map, mitigation planting plan, and conditions of approval on the project site and available for review

All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

12. This grant authorizes the removal of a total of eleven (11) trees of the Oak genus identified as trees numbered **3***, 4, 5, 6, **29***, **84***, 85, 152, 153, 154 on the applicant's site plan and Oak Tree Report. Three (3) Oak tree removals have been identified as **Heritage*** (in bold with an asterisk*) having a diameter greater than 36 inches.

13. This grant allows encroachment within the protected zone of two (2) trees of the Oak genus (*Quercus lobata*) identified as trees numbered 42 and 43 on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
14. If any tree grows into ordinance size given the duration of this permit, removals encroachments or any additional impacts shall be inclusive within this permit to ensure proper mitigation.

In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less accordance with the guidelines published by the national Arborist Association. Copies of these guidelines are available from the Forestry Division of the County of Los Angeles Fire Department. In no case shall more than 20% of the tree canopy of any one tree be removed.

15. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: care and Maintenance", prepared by the Forestry Division of the County of Los Angeles Fire Department. A copy of the publication is enclosed with these conditions.
16. Except as otherwise modified herein, the permittee shall comply with all recommended conditions and requirements set forth in the attached letter from the Forester dated September 16, 2010, to the satisfaction of the Forester.

MITIGATION TREES:

17. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for each removed and a rate of ten to one (10:1) for each Heritage tree removed for a total of 46 mitigation trees. The permittee shall provide mitigation trees of the Oak genus at the same rate for any tree specified above that dies as a result of the approved encroachments.
18. Mitigation trees shall be at a rate consistent with the species removed. There shall be forty (40) *Quercus lobata*, two (2) *Quercus berberidifolia*, and four (4) *Quercus lobata berberidifolia* hybrid. Mitigation trees shall consist of indigenous varieties grown from a local seed source.
19. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one foot above the base.
20. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one (1) year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted either on-site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Tree Forest Special Fund may be made in the amount equivalent to the oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".

21. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five- year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

The retained Arborist shall submit at the end of each year an annual monitoring report. This report shall include all performance standards in this oak permit. The report will include a diagram showing the exact number and locations of all mitigation trees planted and describe their health, planting dates, any mortality, re-planting and mitigation timeframes relating to permit compliance.

22. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the County Oak Tree Ordinance, once the trees have survived the required five (5) year maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS

23. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
24. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within five (5) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".
25. No planting or irrigation system shall be installed with the dripline of any Oak tree that will be retained.
26. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
27. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.
28. Violations of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
29. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

Attachment:
September 16, 2010 County Forester Letter



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

September 16, 2010

Carolina Blengini, Principal Regional Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Blengini:

OAK TREE PERMIT #2005-00032, EASTERLY TERMINUS OF MAGIC MOUNTAIN PARKWAY, SANTA CLARITA

We have reviewed the "Request for Oak Tree Permit #2005-00032." The project is located at easterly terminus of Magic Mountain Parkway in an unincorporated area of Santa Clarita. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Impact Sciences, the consulting arborist, dated August 2010.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$2000. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER

BRADBURY
CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA

CUDAHY
DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS

HAWTHORNE
HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

approval. The above fees provide for one (1) preconstruction meeting required to determine fencing placement in order to secure the protected zone of all remaining Oak trees and inspection of temporary fencing before the commencement of any construction. This grant requires a subsequent five (5) year monitoring period requiring inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. Fencing placement shall be determined at the required preconstruction meeting. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of eleven (11) trees of the Oak genus identified as trees numbered; 3H, 4, 5, 6, 29H, 84H, 85, 86, 152, 152, 154 on the applicant's site plan and Oak Tree Report. Three (3) *Quercus lobata* removals are identified as being Heritage (with an H after the tree number) having a diameter greater than 36 inches.

This grant allows encroachment within the protected zone of 2 (two) trees of the Oak genus *Quercus lobata* identified as trees numbered 42 and 43 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools.

Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. Should additional oak trees grow into ordinance size within the duration of this permit, removal, encroachment or other impacts shall be included into the conditions of this permit to ensure proper mitigation. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.
9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) and a rate of ten to one (10:1) for Heritage tree removal for a total of forty-six (46) mitigation trees. The permittee shall provide mitigation trees of the Oak genus at the same rate for any tree specified above that dies as a result of the approved encroachments.
11. Each mitigation tree shall be of the same species of Oak as was removed and be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties at a rate of forty (40) Quercus lobata, two (2) Quercus berberidifolia, and four (4) Quercus lobata berberidifolia hybrid grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the

specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within five (5) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

Carolina Blengini, Principal Regional Planner
September 16, 2010
Page 5

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael Y. Takeshita". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

MICHAEL Y. TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:jl

Enclosure

bc: Romo/ERU
Oak Notebook
#104

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NUMBER 04-181-(5)
OAK TREE PERMIT NO. 200500043**

1. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property, if other than the permittee have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that all the conditions of this grant have been recorded and all required monies have been paid as required by the conditions of Vesting Tentative Tract Map 61105.
2. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work that necessitates such removal.
3. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
4. The time limit for the use of this grant shall be concurrent with and consistent with that of Tentative Tract Map 61105. Unless this grant is used within the time specified, including any authorized extensions, the grant will expire. In the event that Tentative Tract Map 61105 expires prior to the use of this grant, this grant shall expire.
5. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant, including any successors in interest.
6. The permittee shall defend, indemnify and hold harmless Los Angeles County (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. The County shall cooperate fully in the defense. If the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify or hold harmless the County.

In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred by the department reach 80 percent of the amount on deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by permittee according to Section 2.170.010 of the Los Angeles County Code.

7. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department ("Fire Department") a sum of \$7,000. Such fee shall be used to compensate the Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval related to oak tree removal, encroachment and mitigation.

The above fees provide for one pre-construction meeting required to determine fencing placement in order to secure the protected zone of the remaining oak trees, inspection of temporary fencing prior to commencement of any construction and subsequent five (5) year monitoring period requiring inspections until the conditions of approval have been met.

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

8. The term "Oak Tree Report" refers to the document on file by Impact Sciences, Inc., the consulting arborist, dated December 2006 and addendum dated November 26, 2007 with an update report submitted March 2010.
9. The permittee shall retain a consulting arborist to perform or supervise the work allowed pursuant to this grant relating to removal of or encroachment on oak trees. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director of Planning and County Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
10. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impacts as determined by the Forester for the life of this Oak Tree Permit or Vesting map.

The permittee shall install temporary chain-link fencing not less than four feet in height to secure the protected zone of the remaining oak trees on site as necessary. The fencing shall be determined at the pre-construction meeting with the retained arborist, county forester and the on-site project supervisor. The fencing shall be installed prior to grading or tree removal and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.

11. The permittee shall keep copies of the oak tree report, oak tree map, mitigation planting plan, and conditions of approval on the project site and available for review

All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

12. This grant authorizes the removal of a total of one hundred and forty seven (147) trees of the Oak Genus. One hundred twenty-six (126) are Coast Live Oak (*Quercus agrifolia*) and identified as trees numbered 169, 170, 171, 172, 173, 175, 176, 179, 180, 181, 182, 183, 184, **185***, 186, 189, 190, 191, 192, 197, 214, 218, 219, 220, 241, 242, **255***, 396,

397, 398, 400, 401, 434, 511, 512, 513, 514, 515, 516, 523, 524, 525, 592, 604, 605, 606, 607, 608, 609, 610, **611***, 626, 627, 796, 797, 798, 799, 800, 801, 802, 803, 805, 806, 813, 814, 822, 824, 825, 826, 828, 829, 851, 853, 854, **856***, 863, **865***, 867, 868, 869, 871, 926, 927, 928, 929, 930, 931, 958, 2246, 2424, 4118, 4122, 4123, 4124, 4161, 4172, 4174, 4175, 4176, 4177, 4178, 4179, 4180, 4181, 4182, 4183, 4214, 4215, 4216, 4217, 4218, 4219, 4296, 4297, 4298, 4299, 4327, **4328***, 4329, 4330, **4331***, 4334, 4363, 4376, and 4377. There are fifteen (15) Valley Oak (*Quercus lobata*) numbered: 713, **714***, 716, 717, 718, 719, 4333, 4341, 4342, 4343, 4344, 4351, 4352, 4353, 4361 and four (4) Scrub Oak (*Quercus berberidifolia*) numbered 762, 2461, 4366, 4368 and one (1) (*Quercus macdonaldii*) a hybrid of valley oak and scrub oak, numbered 761 to be removed. Eight (8) oak removals have been identified as **Heritage*** (in bold with an asterisk*) having a diameter greater than 36 inches.

13. This grant allows encroachment within the protected zone of forty-nine (49) trees of the Oak genus. There are forty-six (46) (*Quercus agrifolia*) encroachments identified as Tree Numbers: 139, 161, 164, 165, 166, 167, 168, 225, 243, 254, 612, 807, 816, 817, 818, 819, 823, 845, 855, 862, 893, 894, 895, 896, 932, 957, 961, 962, 2320, 2325, 2354, 4111, 4184, 4200, 4273, 4300, 4307, 4308, 4309, 4310, 4311, 4312, 4321, 4322, 4325, 4326. There is one (1) (*Quercus lobata*) 4345 and two (2) (*Quercus berberidifolia*) 659, 2458 on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
14. If any tree grows into ordinance size given the duration of this permit, removals encroachments or any additional impacts shall be inclusive within this permit to ensure proper mitigation.

In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less accordance with the guidelines published by the national Arborist Association. Copies of these guidelines are available from the Forestry Division of the County of Los Angeles Fire Department. In no case shall more than 20% of the tree canopy of any one tree be removed.
15. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: care and Maintenance", prepared by the Forestry Division of the County of Los Angeles Fire Department. A copy of the publication is enclosed with these conditions.
16. Except as otherwise modified herein, the permittee shall comply with all recommended conditions and requirements set forth in the attached letter from the Forester dated September 2, 2010, to the satisfaction of the Forester.

MITIGATION TREES:

17. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for each removed and a rate of ten to one (10:1) for each Heritage tree removed for a total of 358 mitigation trees. The permittee shall provide mitigation trees of the Oak genus at the same rate for any tree specified above that dies as a result of the approved encroachments.
18. Mitigation trees shall be at a rate consistent with the species removed. There shall be three hundred eight (308) *Quercus agrifolia*, two (2) *Quercus macdonaldii*, ten (10)

Quercus berberidifolia, thirty eight (38) Quercus lobata required as mitigation for the removal of a sum total of one hundred forty seven (147) Oak trees. Mitigation trees shall consist of indigenous varieties grown from a local seed source.

19. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one foot above the base.
20. In addition to the required mitigation trees, the permittee shall plant one acorn of the Quercus agrifolia variety for each mitigation tree planted. The acorns shall be planted at the same time as, and within the same watering zone, of each mitigation tree.
21. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one (1) year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted either on-site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Tree Forest Special Fund may be made in the amount equivalent to the oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".
22. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five- year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

The retained Arborist shall submit at the end of each year an annual monitoring report. This report shall include all performance standards in this oak permit. The report will include a diagram showing the exact number and locations of all mitigation trees planted and describe their health, planting dates, any mortality, re-planting and mitigation timeframes relating to permit compliance.

23. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the County Oak Tree Ordinance, once the trees have survived the required five (5) year maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS

24. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
25. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within five (5) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".
26. No planting or irrigation system shall be installed with the dripline of any Oak tree that will be retained.

27. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
28. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.
29. Violations of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
30. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

Attachment:
September 2, 2010 County Forester Letter

DRAFT



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN



September 2, 2010

Carolina Blengini, Regional Planning Assistant
Department of Regional Planning
Land Divisions Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Blengini:

CORRECTED OAK TREE PERMIT #2005-00043, MISSION VILLAGE PROJECT, VTTM#061105, SANTA CLARITA VALLEY

We have reviewed the "Request for Oak Tree Permit #2005-00043." The project is located South of State Route 126 and the Santa Clara River and West of I-5 and Six Flags Magic Mountain in an unincorporated area of the Santa Clarita Valley. The Oak Tree Report after revision is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Impact Sciences, Inc., the consulting arborist dated December 2006 and addendum dated November 26, 2007 with an updated report submitted March 2010.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER

BRADBURY
CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA

CUDAHY
DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDDORA
HAWAIIAN GARDENS

HAWTHORNE
HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$7000. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval.

The above fees provide for one (1) pre-construction meeting required to determine fencing placement in order to secure the protected zone of all remaining Oak trees, inspection of temporary fencing prior to the commencement of any construction and a subsequent five (5) year monitoring period requiring inspections until the conditions of approval have been met.

The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be determined at the pre-construction meeting with the retained arborist, county forester and the on-site project supervisor. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

7. This grant allows for the removal of a total of one hundred and forty-seven (147) trees of the Oak genus. One hundred twenty-six (126) are Coast Live Oak (*Quercus agrifolia*) and identified as trees numbered: 169,170, 171, 172, 173, 175, 176, 179, 180, 181, 182, 183, 184, **185***,186, 189, 190, 191, 192, 197, 214, 218, 219, 220, 241, 242, **255***, 396, 397, 398, 400, 401, 434, 511, 512, 513, 514, 515, 516, 523, 524, 525, 592, 604, 605, 606, 607, 608, 609, 610, **611***, 626, 627, 796, 797, 798, 799, 800, 801, 802, 803, 805, 806, 813, 814, 822, 824, 825, 826, 828, 829, 851, 853, 854, **856***, 863, **865***, 867, 868, 869, 870, 871, 926, 927, 928, 929, 930, 931, 958, 2246, 2424, 4118, 4122, 4123, 4124, 4161, 4172, 4174, 4175, 4176, 4177, 4178, 4179, 4180, 4181, 4182, 4183, 4214, 4215, 4216, 4217, 4218, 4219, 4296, 4297, 4298, 4299, 4327, **4328***,4329, 4330, **4331***, 4334, 4363, 4376 and 4377. There are sixteen (16) Valley Oak (*Quercus lobata*) numbered: 7, 713, **714***, 716, 717, 718, 719, 4333, 4341, 4342, 4343, 4344, 4351, 4352, 4353, 4361, four (4) Scrub Oak (*Quercus berberidifolia*) numbered: 762, 2461, 4366, 4368 and one (1) (*Quercus Macdonaldii*) a hybrid of valley oak and scrub oak, numbered 761 to be removed. Eight (8) oak removals have been identified as **Heritage*** (in bold with an asterisk *) having a diameter greater than 36 inches.

This grant allows encroachment within the protected zone of forty-nine (49) trees of the Oak genus. There are forty-six (46) (*Quercus agrifolia*) encroachments identified as Tree Numbers: 139, 161, 164, 165, 166, 167, 168, 225, 243, 254, 612, 807, 816, 817, 818, 819, 823, 845, 855, 862, 893, 894, 895, 896, 932, 957, 961, 962, 2320, 2325, 2354, 4111, 4184, 4200, 4273, 4300, 4307, 4308, 4309, 4310, 4311, 4312, 4321, 4322, 4325, 4326. There is one (1) (*Quercus lobata*) 4345 and two (2) (*Quercus berberidifolia*) 659, 2458 on the applicant's site plan map and Oak Tree Report.

Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. If any oak grows into ordinance size given the duration of this permit, removals, encroachments or any additional impacts shall be inclusive within this permit to ensure proper mitigation. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

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

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for each tree removed and a rate of ten to one (10:1) for each Heritage tree removed for a total of 358 mitigation trees.
11. Mitigation trees shall be at a rate consistent with the species of oak removed. There shall be three hundred eight (308) *Quercus agrifolia*, two (2) *Quercus macdonaldii*, eight (8) *Quercus berberidifolia*, forty (40) *Quercus lobata* required as mitigation for the removal of a sum total of one hundred forty seven (147) Oak trees. Mitigation trees shall consist of indigenous varieties grown from a local seed source.
12. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

The retained Arborist shall submit at the end of each year an annual monitoring report. This report shall include all performance standards in this oak permit. The report will include a diagram showing the exact number and locations of all mitigation trees

planted and describe their health, planting dates, any mortality, re-planting and mitigation timeframes relating to permit compliance.

15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required five (5) year maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within five (5) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

Carolina, Blengini, Regional Planning Assistant
September 2, 2010
Page 6

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,

A handwritten signature in cursive script that reads "Michael Y. Takeshta". The signature is written in black ink and is positioned above the typed name.

MICHAEL Y. TAKESHTA, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:jl

Enclosure

OAK TREES: Care and Maintenance



This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://lacofd.org/Forestry_folder/otordin.htm

Or contact:

Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
<http://planning.co.la.ca.us>

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak

QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES: DEEP GREEN, 5"-4" LONG; PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS; FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE AND URBAN DEVELOPMENT.



Coast Live Oak

QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES: GLOSSY GREEN, 1"-5" LONG; SPINY, ROUNDED, AND HOLLY-LIKE BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



Interior Live Oak

QUERCUS WISLIZENII

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES: DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT-- NOT CURLED UNDER.

OTHER COMMON OAKS:

CALIFORNIA BLACK OAK: QUERCUS KELLOGGI
CANYON LIVE OAK: QUERCUS CHRYSOLEPIS
ENGBLANN OAK: QUERCUS ENGBLANNII

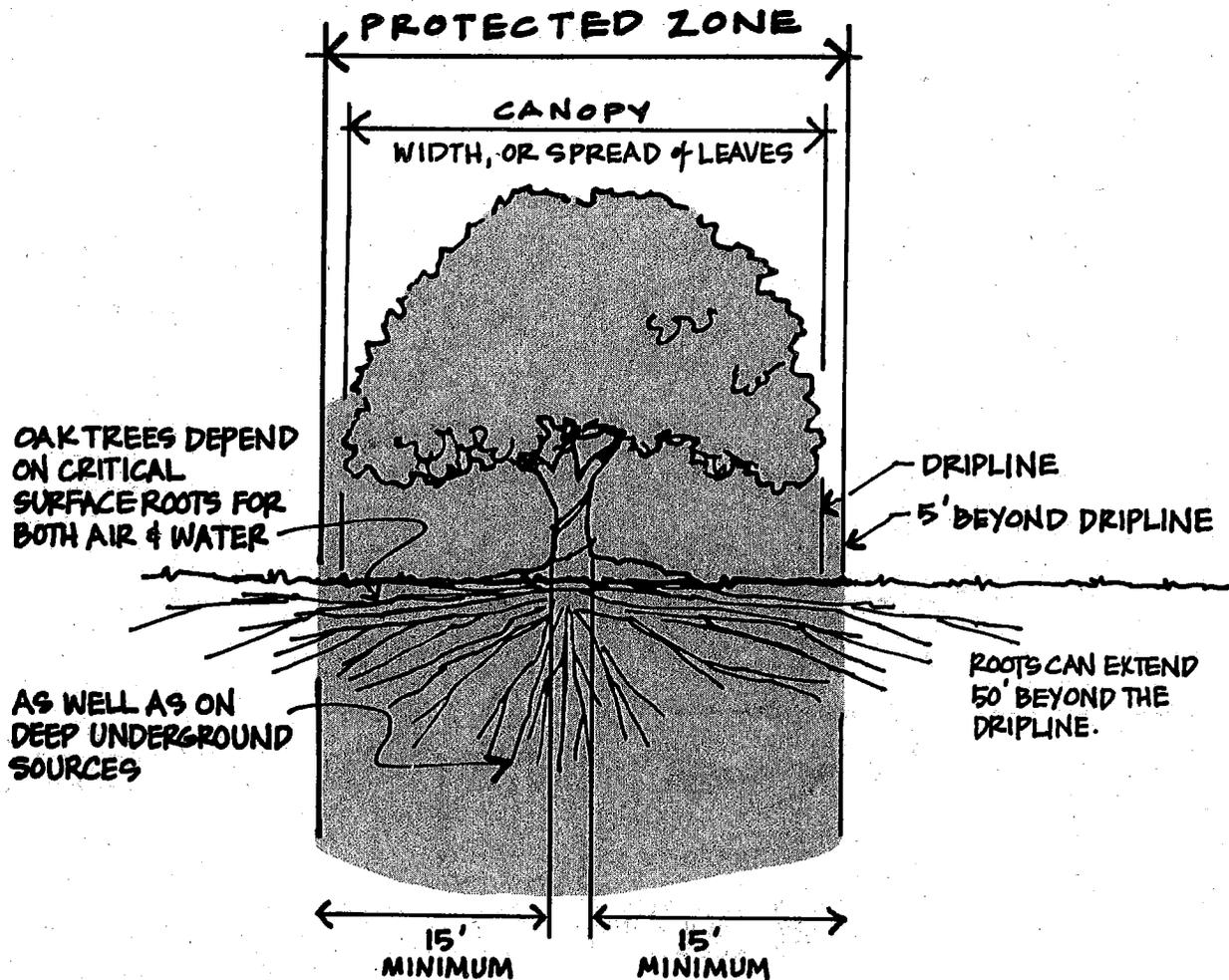
THE PROTECTED ZONE

The *protected zone* defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

"The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should be avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

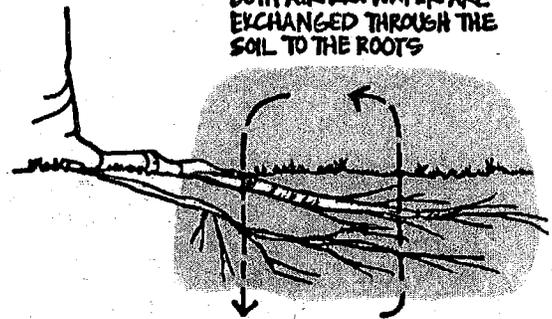
Soil Compaction and Paving

The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).

SOIL COMPACTION

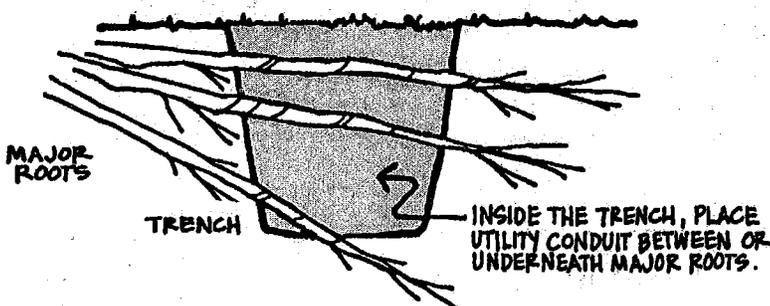
BOTH AIR AND WATER ARE EXCHANGED THROUGH THE SOIL TO THE ROOTS



HOWEVER, IF THE SOIL HAS BEEN COMPACTED, THIS EXCHANGE CANNOT OCCUR.



TRENCHING



MAINTENANCE

Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require **any** additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

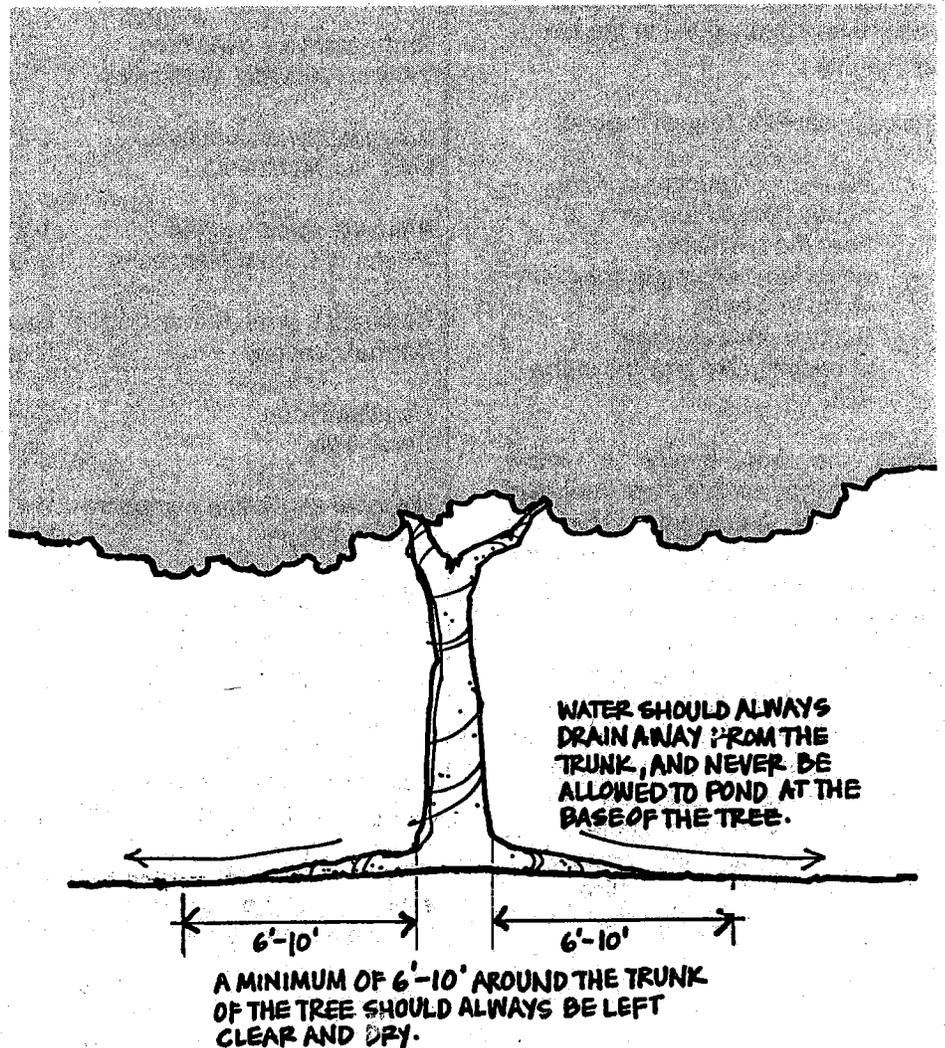
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name	Description
<i>Arctostaphylos densiflora</i> 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
<i>Arctostaphylos edmundsii</i> Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
<i>Arctostaphylos hookeri</i> Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
<i>Ceanothus griseus horizontalis</i> Carmel Creeper	Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.
<i>Heuchera spp.</i> Coral Bells	2-4' mound. Flowers on an upright stem 2-3" high and spotted with red or pink.
<i>Mahonia aquifolium compacta</i> Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
<i>Ribes viburnifolium</i> Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the Sunset Western Garden Book to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
<http://lacofd.org/forestry.htm>

University of California
Integrated Hardwood Range Management Program
163 Mulford Hall, Berkeley, CA 94720-3114
<http://danr.ucop.edu/ihrmp>

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
1722 J Street, Suite 17
Sacramento, CA 95814-3033
(916) 447-2677
www.cnps.org

The California Oak Foundation
1212 Broadway, Suite 810
Oakland, CA 94612-1810
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

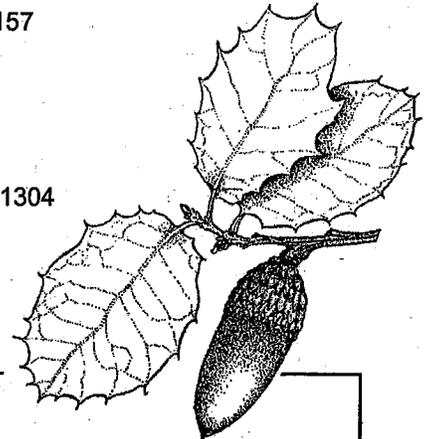
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-6815
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(213) 222-0546



Publications

Compatible Plants Under and Around Oaks. Bruce W. Hagen... [et al]. The California Oak Foundation. 2000.

Growing California Native Plants. Marjorie G. Schmidt, Univ. California Press. 1981.

Illustrated Guide to the Oaks of the Southern Californian Floristic Province. Fred M. Roberts. FM Roberts Publications. 1996.

Living Among the Oaks: A Management Guide for Landowners. University of California Integrated Range Management Program. 1995.

Oaks of California. Bruce M. Pavlik...[et al]. Cachuma Press & the California Oak Foundation. 1995.

Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape. GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001.
Available from the University of California Integrated Hardwood Range Management Program.

Regenerating Rangeland Oaks in California. University of California Integrated Range Management Program. 2001.



County of Los Angeles Fire Department Forestry Division

County of Los Angeles Board of Supervisors

Gloria Molina, First District
Yvonne Brathwaite Burke, Second District
Zev Yaroslavsky, Third District
Don Knabe, Fourth District
Michael D. Antonovich, Fifth District

County of Los Angeles Fire Department

P. Michael Freeman, Fire Chief

Brush Clearance Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-2375

Camp 17
6555 Stephens Ranch Road
La Verne, CA 91750-1144
(909) 593-7147

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5719

Fire Plan/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-5205

Henninger Flats Forestry Unit
2260 Pinecrest Drive
Altadena, CA 91001-2123
(626) 794-0675

Lake Hughes Forestry Unit
42150 N. Lake Hughes Road
Lake Hughes, CA 93532-9706
(661) 724-1810

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302-2137
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773-1220
(909) 599-4615

Saugus Forestry Unit
28760 N. Bouquet Canyon Road
Saugus, CA 91390-1220
(661) 296-8558

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5720