



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

September 30, 2008

Bruce W. McClendon FAICP
Director of Planning

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

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

**SUBJECT: ZONE CHANGE CASE NO. 2006-00004-(5)
VESTING TENTATIVE TRACT MAP NO. 066202
CONDITIONAL USE PERMIT CASE NO. 2006-00051-(5)**

Zone Change Case No. 2006-00004-(5), Vesting Tentative Tract Map No. 066202 and Conditional Use Permit Case No. 2006-00051-(5) are scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on November 5, 2008.

Please have the materials listed below available to the public.

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

Thank you.

- Attachments:
1. Copy of Vesting Tentative Tract Map No. 066202 and Exhibit "A" Map dated February 5, 2008
 2. 1000-Foot Radius Land Use Map
 3. Notice of Public Hearing
 4. Draft Reports/Recommendation
 5. Draft Factual
 6. Applicant's burdens of proof



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

VESTING TENTATIVE TRACT MAP NO. 066202
ZONE CHANGE CASE NO. 2006-00004-(5)
CONDITIONAL USE PERMIT CASE NO. 2006-00051-(5)

Bruce W. McClendon FAICP
Director of Planning

Notice is hereby given that the Regional Planning Commission of Los Angeles County will conduct a public hearing concerning this proposed land development on November 5, 2008, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. **Room 150 will open to the public at 8:50 am.** Interested persons will be given an opportunity to testify.

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

General description of proposal: The tract map proposes to create one multi-family lot with 31 detached condominium units on 7.61 gross acres. The project also requests a change of zoning from M-1 (Light Manufacturing) to RPD-10,000-4.1U (Residential Planned Development- 10,000 Square Feet Minimum Required Lot Area - 4.1 Dwelling Units per Net Acre); and a conditional use permit to ensure compliance with the RPD zone and Hillside Management requirements

General location of property: 16838 Sierra Highway in the Sand Canyon Zoned District of Los Angeles County.

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Mr. Ramon Cordova. You may also obtain additional information concerning this case by phoning Mr. Ramon Cordova at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

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

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning October 5, 2008 at the Canyon Country JoAnne Darcy Library, 18601 Soledad Canyon Road, Santa Clarita, California 91351. Selected materials are also available on the Department of Regional Planning website at "<http://planning.lacounty.gov/case.htm>."

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

"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 31 condominios de familia singular en 7.61 acres y un cambio de zona para cambiar de M-1 a RPD-10,000-4.1U y un permiso de uso condicional para la zona de RPD y direcci3n de ladera. La audiencia publica para considerar el proyecto se llevara acabo el 5 de Noviembre de 2008. Si necesita mas informacion o si quiere este aviso en Espanol, favor de llamar al Departamento de Planificaci3n al (213) 974-6466."

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). Also, conform to the requirements of Conditional Use Permit Case No. 2006-00051-(5) and the Mitigation Monitoring Program.
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit No. 2006-000513-(5), conform to the applicable requirements of the RPD zone (Residential Planned Development).
3. In accordance with Conditional Use Permit No. 2006-00051-(5), this land division is approved within a Residential Planned Development zone as a condominium development of 31 detached units with 2.9 net acres (43 percent of the subject property) of open space.
4. Recordation of the final map is contingent upon the effectuation of an ordinance changing the zoning of the subject property from M-1 (Light Manufacturing) to RPD-10,000-4.1U (Residential Planned Development-10,000 Square Feet Minimum Lot Area-4.1 Units per Net Acre).
5. Provide at least 50 feet of street frontage on the property line for the lot.
6. Submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
7. Within 15 days of approval, submit evidence that the conditions of the associated Conditional Use Permit Case No. 2006-00051-(5) have been recorded.
8. Place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a condominium project for a total of 31 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access and utility easements for the units.
9. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.

Conditions

10. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveways for access and the guest parking spaces throughout the subdivision.
11. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning ("Director of Planning") as required by Conditional Use Permit Case No. 2006-00051-(5) prior to issuance of a grading permit and/or building permit.
12. Plant at least one tree of a non-invasive species within the front yard of the multi-family lot, and a minimum additional 10 trees within the project site. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
13. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the Santa Clarita Valley Planning Area, in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$790.00 per dwelling unit (\$790.00 X 31 dwelling units = \$24,490.00). The Fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the County Librarian at (562) 940-8450 regarding payment of fees.
14. Within five days of the tentative map approval date, remit a \$1,926.75 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.
15. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, of the County fails to cooperate fully in

the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

16. 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 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 subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

This approval is subject to all those conditions set forth in Conditional Use Permit Case No. 2006-00051-(5), and the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Public Health.

DEPARTMENT OF REGIONAL PLANNING

CONDITIONAL USE PERMIT CASE NO. 2006-00051-(5) Exhibit "A" Date: 2-5-2008

CONDITIONS:

1. This grant authorizes the use of the 7.61 gross acre subject property for a residential planned development of a maximum total of 31 detached residential condominium units on one multi-family lot, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until:
 - a. The permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 8 and 10;
 - b. An ordinance changing the zoning of the property from M-1 (Light Manufacturing) to RPD-10,000-4U (Residential Planned Development-10,000 Square Feet Minimum Required Lot Area-4 Dwelling Units per Net Acre), as recommended in Zone Change Case No. 2006-00004-(5), has been adopted by the Board and has become effective.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission or Los Angeles County Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any

Conditions

- condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
8. Within 15 days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for the proposed project, which includes Zone Change Case No. 2006-00004-(5), Vesting Tentative Tract Map No. 066202 and Conditional Use Permit Case No. 2006-00051-(5). The project does not have "no effect" in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees associated with the Certificate of Fee Exemption established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$1926.75**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
 9. Record a covenant with Regional Planning agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the draft covenant to the Director of Regional Planning ("Director of Planning") for approval.
 10. Upon completion of the appeal period, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Program.
 11. The mitigation measures set forth in the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this permit, and the permittee shall comply with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Planning for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director of Planning.
 12. 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.

13. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

14. This grant shall expire unless used within two years after the recordation of the final map for Vesting Tentative Tract Map No. 066202. In the event that Vesting Tentative Tract Map No. 066202 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
15. No grading permit shall be issued prior to final map recordation, unless otherwise permitted by Regional Planning.
16. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended or revised vesting tentative tract map approved for Vesting Tentative Tract Map No. 066202 may, at the discretion of the Director of Planning constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
17. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.

Conditions

18. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and/or maintenance agreements and covenants to Regional Planning for review and approval.
19. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 066202.
20. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Planning, as a revised Exhibit "A," to ensure compliance.
21. A minimum of 62 automobile parking spaces, as depicted on the approved Exhibit "A" (dated February 5, 2008) or on an approved revised Exhibit "A", shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least two covered parking spaces designated for each dwelling unit for a total of 62 spaces. There shall be at least three guest parking spaces distributed throughout the project site as depicted on the approved Exhibit "A" (dated February 5, 2008) or an approved revised Exhibit "A". The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the CC&Rs.
22. Three copies of a landscape plan which may be incorporated into a revised site plan shall be submitted and approved by the Director of Planning as required by Conditional Use Permit Case No. 2006-00051-(5) prior to issuance of a grading permit and/or building permit.
23. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
24. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
25. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
26. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. Saturdays 8:00 a.m. to 5:00 p.m., 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

Conditions

- and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.
27. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Regional Planning and the Director of Public Works.
 28. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.
 29. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
 30. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
 31. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
 32. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
 33. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
 34. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
 35. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
 36. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public

- Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
37. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
 38. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
 39. Prior to any demolition or alteration activities that may take place in the future a license asbestos and lead base paint contractor conduct an inspection of the structures.
 40. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
 41. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
 42. The permittee shall contact Public Works to proceed with the necessary requirements to secure the proper and final closure of the former UST's (underground storage tanks) on the project site.
 43. During construction, all large-size truck trips shall be limited to off-peak commute periods.
 44. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
 45. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Regional Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the standards of the zone.
 46. The following residential planned development conditions shall apply:
 - a. Area. The proposed development plan shall include, as a condition of use, a parcel of land containing not less than five acres.

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- b. Density. When property in Zone RPD is developed pursuant to subsection B of Section 22.20.460, the number of units for each acre of the net area shall be equal to the number preceding the letter "U" in the suffix to the zoning symbol.
- c. Types of Structures.
- a. Dwelling units are approved as single-family detached,
 - b. The hearing officer may approve places of public assembly, recreational buildings and accessory buildings if for the primary use of persons residing within the planned development project and located so as not to be detrimental to adjacent properties. Distance between buildings shall not be less than 10 feet for one-story and two-story structures, plus two additional feet for each story above the second.
 - c. The hearing officer, in considering placement and type of structures, may modify or require a greater depth for yards than would be required if developed as provided in subsection A. Provisions regarding yards and distances between buildings shall not apply to mobilehomes within mobile homes parks.
- d. Open Space. Open space shall comprise not less than 2.9 net acres (43 percent of the subject property);
- Subject to the approval of the hearing officer, open space may include one or more of the following, designated for the use and enjoyment of all of the occupants of the planned residential development or appropriate phase thereof:
 - a. Common open space developed for recreational purposes;
 - b. Areas of scenic or natural beauty forming a portion of the proposed development;
 - c. Present or future recreational areas of a noncommercial nature, including parks, playgrounds and beaches.
 - In approving said open space, the hearing officer shall give consideration to the project to be developed, the characteristics of such open space, the manner in which the open space is to be improved and maintained, and such other information as the hearing officer deems pertinent. Reservation of open space shall be made a condition of approval. Such reservation shall be by public dedication, establishment of a maintenance district, common ownership, or other satisfactory means to insure the permanent reservation of, and where appropriate perpetual maintenance of, required open space.
- e. Building Coverage. Buildings shall not occupy more than 50 percent of the net area, except that common recreational buildings are excluded from this building-coverage limitation.
- f. Parking. The provisions of Part 11 of Chapter 22.52 which specify the number and/or location of required parking spaces relating to dwelling units,

places of public assembly and other recreational uses shall not apply when property in Zone RPD is developed pursuant to this subsection B. In granting a conditional use permit for a planned residential development, the hearing officer shall require automobile parking for such uses in an amount adequate to prevent traffic congestion and excessive onstreet parking; provided, however, in no event shall less than two covered parking space per dwelling unit, be required as specified in said Part 11 of Chapter 22.52 be permitted.

— Where the hearing officer fails to specifically designate such parking requirements, the requirements of Part 11 of Chapter 22.52 shall be deemed to have been specified.

- g. Utilities. The applicant shall submit to the hearing officer, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utilities to install underground all new facilities necessary to furnish service in the development. This requirement may be waived where it would cause undue hardship or constitute an unreasonable requirement.
- h. Development Schedule. The hearing officer shall approve a progress schedule indicating the development of open-space related to the construction of residential dwelling units, which shall become a condition of approval. Where development is to be completed in phases, the said development may, with the approval of the hearing officer, be coordinated between phases as approved in subdivision 11 of this subsection B. The hearing officer may modify, without a hearing, this condition pertaining to the development schedule based upon an affirmative showing, in writing, of hardship.
- i. Tentative Division of Land Map. A tentative map shall be filed when required by Title 21 of this code, Subdivisions. Where a tentative map is not required, a plot plan shall be filed indicating the precise location, width and type of improvements for private or public streets and pedestrian walks.
- j. Landscaping. A plan for landscaping all open areas, where appropriate, shall be submitted to and approved by the Director of Planning.
- k. Distribution of Open Space. Planned development projects developed in phases shall be designated so that each successive phase will contain open space to independently qualify under the provisions of subdivision 4 of this subsection B; provided, however, that where the applicant submits development plans indicating to the satisfaction of the hearing officer that the proposed development will provide as well or better for planned unit development within the intent of this section, the hearing officer may approve a division of open space encompassing more than one phase.

— Where a division of open space will encompass more than one phase, the applicant shall provide the hearing officer with a map indicating cumulative allocation and utilization of open space for each successive phase in each subsequent application.

- i. Division of Lots or Parcels. In addition to a tentative division of land map when required by Title 21 of this code, where lots or parcels of land are to be sold or separated in ownership from other property in the development, or applicable phase thereof, a map shall be submitted to the hearing officer, indicating the proposed boundaries of the lots or parcels of land to be sold or separated in ownership. Where the proposed division would create one or more lots or parcels of land having an area of less than that specified if developed as provided in subsection A of this section, said map shall also delineate the relationship between said lots or parcels of land and open space provided as required in subdivision 4 of this subsection B. The hearing officer shall consider the proposed separation in ownership and may approve such separation where, in the hearing officer's opinion, the proposed separation provides as well or better for planned development within the intent of this section.
- m. Sale or Separation of Lots or Parcels. Where lots or parcels of land are sold or otherwise separated in ownership, no dwelling unit or lot or parcel of land for a residential building shall be sold or encumbered separately from an undivided interest in the open-space appurtenant to such dwelling unit or lot or parcel of land where required by subdivision 4 of this subsection B. Such undivided interest shall include either:
 - a. An undivided interest in the open space; or
 - b. A share in the corporation, or voting membership in an association owning the open-space where approved as provided in subsection B4.

The following reports consisting of 12 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 notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Quitclaim or relocate easements running through proposed structures.
11. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
12. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 66202 (Rev.)

Page 3/3

TENTATIVE MAP DATED 02-05-2008
EXHIBIT "A" MAP DATED 02-05-2008

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

DGR

Prepared by Diego G. Rivera
tr66202L-rev3(rev'd 10-01-08).doc

Phone (626) 458-4349

Date Rev'd. 10-01-2008

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

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

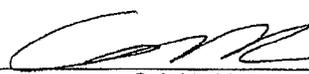
TENTATIVE TRACT MAP 066202
SUBDIVIDER 16838 Sierra Highway, LLC
ENGINEER Centerpoint Development Partners, LLC
GEOLOGIST & SOILS ENGINEER Leighton & Associates, Inc.
(Santa Clarita office)

TENTATIVE MAP DATED 2/5/08 (Revision, Exhibit)
LOCATION Santa Clarita
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 2/25/08, 11/26/07

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 3/24/08 is attached.

Prepared by _____ Reviewed by  Date 3/12/08
Geir Mathisen

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2
PCA GMTR
Sheet 1 of 1

Review No. 2

Tentative Tract Map 66202
Location Santa Clarita
Developer/Owner CDP Sierra Highway, LLC
Engineer/Architect Jarrett Gorin
Soils Engineer Leighton and Associates, Inc. - Santa Clarita (061699-002)
Geologist Leighton and Associates, Inc.

DISTRIBUTION:

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

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 2/5/08 (rev.)
Soils Engineering and Geologic Report Dated 11/26/07
Soils Engineering and Geologic Addendum Dated 2/25/08
Previous Review Sheet Dated 1/10/08

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

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

- A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.
B. PER THE SOILS ENGINEER, THE PROPOSED CANTILEVERED RETAINING WALLS WITH LEVEL AND 2:1 (H:V) BACKSLOPES SHALL BE DESIGNED FOR EFP OF 35 AND 45 PCF, RESPECTIVELY.



Prepared by _____

Date 3/24/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.

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

P:\gmepubl\Soils Review\Jeremy\TR 66202, Santa Clarita, TTM-A_5.doc

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. Submit the following approvals:
 - a. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - b. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP) by the Storm Drain and Hydrology Section of Land Development Division.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
3. Home Owners Association (HOA)/maintenance agreement is required for privately maintained drainage devices.
4. Provide a copy of draft CC&Rs
5. Storm drain easements shown on the tentative map are no longer needed for final map approval.

 Name Tony Hui Date 10/01/08 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Review\066202 rev2.doc

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

1. Dedicate the right to restrict vehicular access on Sierra Highway.
2. Dedicate right of way for a property line return radius of 17' at the intersection of Sierra Highway and Ryan Lane.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Sierra Highway.
4. Repair or replace any street improvements damaged during construction.
5. Construct base, pavement, curb, gutter, and full width sidewalk to join existing improvements along the property frontage on Sierra Highway.
6. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
7. Construct infill sidewalk along the southerly portion of the property frontage on Sierra Highway to the satisfaction of Public Works.
8. Construct a curb ramp at the intersection of Sierra Highway and Ryan Lane to the satisfaction of Public Works.
9. The centerline of Private Drive "A" shall align with the centerline of Blake Way.
10. An automatic gate (for emergency vehicle access use only) shall be installed at both ends of the proposed emergency access to Sierra Highway.
11. Locate the emergency entry gate a minimum of 20 feet beyond the right of way of Sierra Highway. The gates shall be opened inward.
12. Plant street trees along the property frontage on Sierra Highway.
13. Comply with the following street lighting requirements:

- a. Provide street lights on concrete poles with underground wiring within the tract boundaries and along the property frontage on Sierra Highway to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
14. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of City Engineer and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
 15. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
 16. Prepare detailed 1" = 40' scaled signing and striping plans for Sierra Highway and Quinn Drive in the vicinity of this project to the satisfaction of Public Works.
 17. Obtain approval of Traffic Signal Plans (Scale 1:20) at Sierra Highway and Quinn Drive to the satisfaction of this Department's Traffic and Lighting Division prior to issuance of a building permit.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 066202 (Rev.)

Page 3/3

TENTATIVE MAP DATED 02-05-2008
EXHIBIT MAP DATED 02-05-2008

18. Install traffic signals at the intersection of Sierra Highway and Quinn Drive to the satisfaction of this Department's Traffic and Lighting Division prior issuance of occupancy.
19. Prior to approval of the final map, pay the fees established by the Board of Supervisors for the Eastside Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$15,870 per factored unit and is subject to change.


Prepared by Jason Flood
tr66202r-rev3.doc

Phone (626) 458-4921

Date 03-25-2008

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. A sewer area study for the proposed subdivision (PC 12000AS and PC 12001AS, dated 09-29-2008) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.
6. Provide any necessary off-site sanitary sewer and vehicular access easements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.
7. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.



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

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 66202

TENTATIVE MAP DATE: 2/5/2008
EXHIBIT MAP DATE: 2/5/2008

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

1. The on-site storm drain system will be privately maintained. Therefore, the covered storm drain easement shown on the tentative map and exhibit map are not required.
2. Permits must be obtained from the Department of Public Works Construction Division prior to connecting to the public storm drain system.

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 5/14/2008 to the satisfaction of the Department of Public Works.

AF
Name  Date 10/1/2008 Phone (626) 458-4921
Elaine Kunitake

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

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

^{DGR}
Prepared by Lana Radle
tr66202w-rev3.doc

Phone (626) 458-4921

Date 03-24-2008



COUNTY OF LOS ANGELES

P.P. - Ramon

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF A PPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 66202 Map Date February 05, 2008 - Ex. A

C.U.P. Map Grid 3067A

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

Comments: Access as shown on the Exhibit Map is adequate. The proposed gates shall provide comply with Regulation 5 and shall be interconnected to have both gates open at the same timeThe private driveways grade transitions shall not exceed the design limitations of a fire apparatus.

By Inspector: Juan C. Padilla Date March 28, 2008



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 66202 Tentative Map Date February 05, 2008 - Ex. A

Revised Report

- Checkboxes for fire flow requirements, hydrant specifications, and installation conditions.

Comments:

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations.

By Inspector Juan C. Padilla Date March 28, 2008



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	66202	DRP Map Date: 02/05/2008	SCM Date: / /	Report Date: 03/26/2008
Park Planning Area #	35D	CANYON COUNTRY		Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.30
IN-LIEU FEES:	\$44,294

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$44,294 in-lieu fees.

Trails:

No trails.

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

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

By: James Barber
James Barber, Developer Obligations/Land Acquisitions



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



PARK OBLIGATION WORKSHEET

Tentative Map #	66202	DRP Map Date:	02/05/2008	SMC Date:	/ /	Report Date:	03/26/2008
Park Planning Area #	35D		CANYON COUNTRY			Map Type:	REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.21	0.0030	31	0.30
M.F. < 5 Units	3.03	0.0030	0	0.00
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.30

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

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.30	\$147,646	\$44,294

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.30	0.00	0.00	0.30	\$147,646	\$44,294



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

JONATHAN FREEDMAN
Acting Chief Deputy

Environmental Health
ANGELO BELLOMO, REHS
Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

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March 27, 2008

RFS No.08-0006794

Tract Map No. 066202

Vicinity: Canyon Country

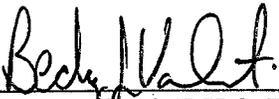
Tentative Tract Map Date: February 5, 2008 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 066202** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Santa Clarita Water District**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #26** as proposed.

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

Respectfully,



Becky Valenti, E.H.S. IV
Land Use Program



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP
Director of Planning

July 24, 2008

**PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION**

Project: VTTM 066202

Case: RCUPT 200600051, RZCT 200600004

The Department of Regional Planning (DRP) staff has determined that the following mitigation measures or conditions for the project are necessary to ensure that the proposed project will not cause significant impacts upon the environment.

The permittee shall deposit the sum of \$3000.00 with the Department of Regional Planning within 30 days of project approval, in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.

Mitigation Measures for: Noise

1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:

A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.

B. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.

Mitigation Measures for: Air Quality

2. All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.

3. The Project Developer/General Contractors shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control

measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:

- Keep all construction equipment in proper tune in accordance with manufacturer's specifications.
 - Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks).
 - Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)
 - Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment).
 - Limit truck and equipment idling time to five minutes or less.
 - Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.
4. The Project Developer/General Contractors shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required include the following:
- Use watering to control dust generation during demolition of structures or break-up of pavement.
 - Water active grading/excavation sites and unpaved surfaces at least three times daily.
 - Cover stockpiles with tarps or apply non-toxic chemical soil binders.
 - Sweep daily (with water sweepers) all paved parking areas and staging areas.
 - Provide daily clean-up of mud and dirt carried onto paved streets from the site.
 - Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
 - Install wind breaks at the windward sides of construction areas.
 - Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more.
 - An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.

Mitigation Measures for: **Biota**

5. The following mitigation measures shall be applied:

A. To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. Landscaping shall provide a visual screening and erosion-preventative function. The landscape plan shall limit irrigation to within fifty feet of habitable structures, shall utilize only locally-sourced, locally indigenous plant species and varieties outside of irrigated zones, and shall use non-invasive species within irrigated zones.

B. Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.

C. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless the biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

D. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt.

E. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of

surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.

F. Vegetation within the Fuel Modification Plan area outside of irrigated areas shall be thinned selectively (i.e. no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and 'rest' before being pruned again. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, disking, other large machinery, or herbicides shall not be used.

G. Anticoagulants are not to be used as a method of rodent control.

Mitigation Measures for: **Drainage and Grading**

6. The project shall comply with the drainage concept/ hydrology study/ Standard Stormwater Urban Mitigation Plan approved on May 14, 2008, by Public Works.

7. A grading plan is required to be reviewed and approved by Public Works prior to issuance of any grading and building permits. All or a portion of the site is located within a potentially liquefiable area per the State of California Seismic Hazard Zones Map-Mint Canyon Quadrangle. Refer to approved feasibility by Public Works for Revised Tentative Tract No. 066202 dated February 5, 2008, by Regional Planning (Soils Review Sheet dated March 24, 2005, and Geologic Review Sheet dated March 12, 2008).

Mitigation Measures for: **Hazardous Waste**

8. The proposed project may generate household hazardous waste, which could adversely impact existing Hazardous Waste Management infrastructure. The property owner(s) shall ensure that each new homeowner of a residence in the subdivision be provided with educational materials on the proper management and disposal of household hazardous waste. The project proponent may contact Public Works for available educational materials by calling 1(888) CLEAN LA.

9. If any excavated soil is contaminated, or classified as hazardous waste by an appropriate agency, the soil must be managed and disposed in accordance with applicable Federal, State, and local laws and regulations.

Mitigation Measures for: **Recycling**

10. The developer/project proponent shall ensure that an adequate storage area is provided for the collection and removal of recyclable materials in accordance with the amended version of the California Solid Waste Reuse and Recycling Access Act of 1991. The Environmental Programs Division of Public Works, Environmental Health Services, and the Fire Department shall review and approve plans for a designated collection/storage area(s) within the subdivision for recyclable and green waste materials for this project.

11. Construction projects with a total value of over \$100,000 and demolition and grading projects in the Los Angeles County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the Los Angeles County's Construction and Demolition

Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted for review and approval by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued.

Mitigation Measures for: **Underground Storage Tanks**

12. Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.

Mitigation Measures for: **Sewer**

13. Although the project area is outside the jurisdictional boundaries of the County Sanitation Districts and will require annexation into the Santa Clarita Valley Sanitation District before sewerage service can be provided to the proposed development, the wastewater flow originating from the proposed project will discharge to a local sewer line, not maintained by the County sanitation Districts, for conveyance to the County Sanitation Districts' Soledad Canyon Trunk sewer, Section 5, located in Soledad Canyon Road at Sierra Highway. This 18-inch diameter trunk sewer has a design capacity of 6.4 million gallons per day (mgd) and conveyed a peak flow of 3 mgd when last measured in 2003. The expected average wastewater flow from the project site is 8,060 gallons per day. Through authorization by the California Health and Safety Code, a connection fee is necessitated by the County Sanitation Districts for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. The applicant shall contact the Connection Fee Counter of the County Sanitation Districts at (562) 908-4288, ext. 2727.

14. County Public Works' Consolidated Sewer Maintenance District is responsible for the operation and maintenance of the local sewers within the unincorporated Mint Canyon area. Therefore, the entire project will also be required to be annexed to the Consolidated Sewer Maintenance District. All sewer construction shall comply with the Los Angeles County Sanitation Districts' requirements for trunk sewer system disposal facilities. Please contact the Contract Cities Plan Check section at (626) 300-3388. Applicant is required to provide a copy of sewer area study, approved by the City of Santa Clarita and Public Works' Land Development Division.

15. Comply with all requirements and mitigation fees necessitated by the City of Santa Clarita for City Sewer Use Permit.

Mitigation Measures for: **Emergency Services**

16. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance then this mitigation

measure will be required.

17. The project is within the jurisdiction of the California Highway Patrol, Newhall Area. To mitigate any problems of an increase in traffic volume creating issues with increased calls for traffic enforcement, emergency incident management, public service, assistance, response times and accident investigation, the applicant/developer shall ensure that no construction vehicles will be parked along Sierra Highway. Captain S.V. Bernard and Sergeant Martinez of the California Highway Patrol's station in the Newhall area will be in charge of monitoring this measure, in coordination with Regional Planning and Public Works.

18. In order to ensure crime prevention and for the safety and security of future residents, the applicant/developer shall implement the following measures into the site and building layout design:

- Proper lighting in open areas and parking lots and sufficient street lighting for the project streets, remaining in compliance with mitigation measure 5.(E) of the Biota section of this MMP;
- Good visibility of doors and windows from the street and between buildings;
- Provide Knox Box entry key system for law enforcement, if there are security gates planned for entry to the complex.
- Ensure that the required building address numbers be lighted and readily apparent from the street for emergency response agencies.

Captain Jacques A. La Berge and Deputy Patrick Rissler of the Los Angeles County Sheriff Department's Santa Clarita Valley Station will participate in the review of the project's design and layout, in coordination with Regional Planning and Public Works.

Mitigation Measures for: **Library Mitigation Fees**

19. The applicant will be required to pay library facilities mitigation fees at the time the building permits for the project are issued. The proposed project is located in the Library's Planning Area 1 (Santa Clarita Valley). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$765 per residential unit. Therefore, the applicant would be required to pay a mitigation fee of \$23,715 ($\765×31 residential units). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.

Mitigation Measures for: **Mitigation Compliance**

20. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by a Hearing Officer or the Planning Commission will be on the project as changed/conditioned

Applicant

Date

07/25/08

No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date

STAFF USE ONLY

PROJECT NUMBER: VTTM 066202
CASES: RCUP T200600051
RZC T200600004



******* INITIAL STUDY *******

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

GENERAL INFORMATION

I.A. Map Date: February 2008 Staff Member: Rudy Silvas

Thomas Guide: 4462 C6 USGS Quad: Mint Canyon

Location: Southeast of Sierra Highway and Quinn Drive intersection in Canyon Country

Description of Project:

The proposed vesting tentative tract map project is a request for development of 31 detached single family residential condominium units. The detached condominium units will vary in design from one to two stories. The subdivision is proposed over 7.61 acres of land, of which 3.9 acres will be developed, 0.82 acres to be utilized for street construction, and 2.88 acres to remain as designated open space. Primary access to the site will be through an off-site access easement from Quinn Drive to the north. A 20 foot wide emergency access only driveway is proposed from Sierra Highway on the west end of the site. The grading proposed for VTTM 066202 is for 38,524 cubic yards of cut, 59,019 cubic yards of fill, with 20,495 cubic yards of fill to be imported for a total amount of 118,038 cubic yards to be handled, with a conditional use permit filed for grading, hillside management, and density controlled development. A zone change is proposed for RPD-10,000 (Residential Planned Development Zone-10,000 square foot minimum of lot area required per unit).

Gross Acres: 7.61 acres

Environmental Setting: *This project site is developed and utilized as a truck storage and maintenance facility. Site has been disturbed. Truck storage area and maintenance facility are located in the western half section of the property which fronts along Sierra Highway, with the eastern half section comprised of hillside terrain, chaparral, dirt trails and a large graded pad area.*

Zoning: Current zoning is M-1 (Light Manufacturing Zone)

General Plan: Nonurban (R)

Community/Areawide Plan: Santa Clarita Valley Areawide Plan categories U2 (Urban 2 – 3.4 to 6.6 dwelling units per acre), and HM (Hillside Management).

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
(TTM 46353); Project 88-569	75 single family residential lots on 65 acres, with zone change and conditional use permit; case withdrawn in 1989. Located between Scherzinger Ln. and Sand Canyon Rd.
(TTM 46353); Project 90-264	5 multi-family unit structures with 115 condominium units, 1 recreational lot and 1 open space lot on 65 acres, and a proposed zone change with conditional use permit; approved in 1992 but expired in 2000, with exception of zone change adopted in 1993. Project located between Scherzinger Ln. and Sand Canyon Rd.
(TPM 16658); Project 85-095	2 single family lots on 0.49 acres, approved in 1985 but not recorded. Project located at 29543 Fitch Ave.
(Project TTM 064989)	24 single family lot subdivision with open space area, with associated oak tree permit and CUP for hillside management and density controlled development; project pending. Project located at 16165 Sierra Highway.

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

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- Caltrans

Trustee Agencies

- None
- US Fish & Wildlife Service
- State Fish and Game
- State Parks

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- County of Ventura
- Santa Clarita Water
- City of Santa Clarita
- Castaic Lake Water Agency
- SCOPE
- Friends of the Rivers
- Native American Tribal

Representative

- Santa Clarita Valley Historical Society
- CHP
- William S. Hart Union High School District
- Sulpher Springs School District

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mountains Area
- County Reviewing Agencies
- Subdivision Committee
- Parks and Recreation
- County Libraries

- DPW: Geotech. & Materials Engineering, Waterworks and Sewer Maintenance, Traffic & Lighting, Drainage & Grading
- Fire Department: Fire Prevention & Hazardous Mats.
- Health Department: Environmental Health
- Sheriff Department
- Sanitation District

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg			Potential Concern	
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Liquefaction</i>
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>100-year flood plain</i>
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Fire Zone 4</i>
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Construction noise</i>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>NPDES permit required</i>
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Control of construction related emissions</i>
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Native bird habitat</i>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Hillside grading</i>
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Traffic during construction</i>
	2. Sewage Disposal	17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Sewer annexation</i>
	3. Education	18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Library</i>
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Emergency services</i>
	5. Utilities	20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Sewer service</i>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Prior use for diesel trucks</i>
	3. Land Use	23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Grading</i>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Cumulative traffic and service impacts</i>

DEVELOPMENT MONITORING SYSTEM (DMS)

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

Development Policy Map

- Designation: Urban Expansion (4)
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

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

Check if DMS printout generated (attached) Date of printout: _____

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

Environmental Finding:

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

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

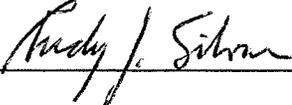
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result,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

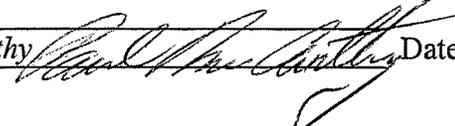
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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

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

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rudy Silvas  Date: 7/30/08

Approved by: Paul McCarthy  Date: 7/30/08

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

Determination appealed--see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>Project is located one mile south of Mint Canyon Fault, and two miles west of Tick Canyon fault</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>Hillside area (Source: Los Angeles County Safety Element Map – Plate 5 Landslide Inventory) State of California Seismic Hazard Zone Map</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>Liquefaction (Source: State of California Seismic Hazard Zone Map)</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>Approximately 118,038 cubic yards of grading is to be handled, which includes grading of a hillside area.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property? <i>Department of Public Works shall verify</i>
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

Approval of Geotechnical Report by DPW

Comply with Mitigation Monitoring Program (MMP) for Drainage and Grading

CONCLUSION

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

Potentially significant Impact

Less than significant with project mitigation

Less than significant/No

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<hr/> Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i>Project site along Sierra Highway within a 100 year flood area (Source: Los Angeles County Safety Element Map Plate 6 – Flood and Inundation Hazard)</i> <hr/>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<hr/> Could the project contribute or be subject to high erosion and debris deposition from run-off? <i>Project should improve site for erosion control and run-off</i> <hr/>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<hr/> Would the project substantially alter the existing drainage pattern of the site or area? <i>Should improve existing drainage pattern</i> <hr/>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

Comply with MMP for Drainage and Grading

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone4)? <hr/> <i>Project is located in Fire Zone 4.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? <hr/> <i>Primary 36' wide access from Quinn Dr. through off-site access easement, and a 20' secondary emergency access from Sierra Highway.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

Fuel Modification/Landscape Plan

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Compatible Use

Comply with MMP for Emergency Services

CONCLUSION

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

Potentially significant impact

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Sierra Highway on the western edge of property, light industrial to the south</i> Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>During construction period</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design Compatible Use

Comply with MMP for Noise

CONCLUSION

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

Potentially significant

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

<input type="checkbox"/> Industrial Waste Permit	<input checked="" type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5
<input checked="" type="checkbox"/> Plumbing Code – Ordinance No.2269	<input checked="" type="checkbox"/> NPDES Permit Compliance (DPW)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design Compatible Use

Comply with MMP for Drainage and Grading. Received letter dated May 16, 2008 for positive water service feasibility, prepared by Santa Clarita Water, a Division of the Castaic Lake Water Agency (SCWD).

CONCLUSION

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
<i>During construction</i>				
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Air Quality Report

Comply with MMP for Air Quality.

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? <i>Nesting habitat for native birds</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <i>Gnatcatcher not likely to occur on site</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size
 Project Design
 ERB/SEATAC Review
 Oak Tree Permit

Comply with MMP for Biota.

CONCLUSION

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

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

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

Consulted with area tribal representatives, no negative feedback received.

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

Comply with MMP for Drainage and Grading.

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (mid-block or intersections)? <i>More than 25 dwelling units</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions? <i>During construction period</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? <i>Potential issues with security gates, see MMP</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection, or 150 peak hour trips added by project traffic to a mainline freeway link, be exceeded? <i>Two to three parking spaces per dwelling unit, 31 units proposed</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

- | | |
|--|---|
| <input checked="" type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> Project Design <input checked="" type="checkbox"/> Traffic Report | <input checked="" type="checkbox"/> Consultation with Traffic & Lighting Division |

Comply with MMP for Emergency Services.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Potentially significant | <input checked="" type="checkbox"/> Less than significant with project mitigation | <input type="checkbox"/> Less than significant/No impact |
|---|---|--|

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
				<i>Annexation to the City of Santa Clarita required, see MMP</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Comply with MMP for Sewer.

CONCLUSION

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

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

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level? <i>Sulpher Springs School District (grades K-8), William S. Hart Union School District (grades 9-12)</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES **OTHER CONSIDERATIONS**

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

Comply with MMP for Library Mitigation Fees

CONCLUSION

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

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>Additional staff & equipment may be needed</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area? <i>Fire Zone 4 – Very high fire hazard area</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>Cumulative impacts of surrounding developments to consider.</i>
				<hr/> <hr/> <hr/> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

Comply with MMP for Emergency Services.

CONCLUSION

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

Potentially significant

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>Sewer service issues, annexation requirements</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

Comply with MMP for Sewer and Emergency Services

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?
<i>Project will be reviewed for compliance with Green Building Executive Order, S-20-04 (CA 2004), at the building design review stage.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?
<i>There are existing residential establishments surround the project site.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?
<i>Zone change from light manufacturing to residential planned development</i> |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site? <i>Potential generation for household hazardous wastes, see MMP.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>Any issue with underground storage tanks to addressed as stated in MMP.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>Diesel truck storage and maintenance facility, potential for contamination of soil, see MMP.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? <i>Emergency access approved by Fire Department. Sierra Highway is also classified as a disaster route (Source: Los Angeles County Safety Element Map Plate 8 – Critical Facilities and Lifeline Systems)</i>
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>Recyclable materials, see MMP</i>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Toxic Clean-up Plan if applicable

Comply with MMP for Hazardous Waste, Recycling and Underground Storage Tanks

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>Proposed zone change with project makes the site compatible with Santa Clarita Valley Area Plan designation for homes and hillside management.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>Project will not be incompatible with proposed zone of RPD-10,000 (Residential Planned Development Zone-10,000 square foot minimum of lot area required per unit).</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Comply with MMP for Drainage and Grading.

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

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

SETTING/IMPACTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Quimby fees

CONCLUSION

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

Potentially significant

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
<hr/>				
<i>Traffic and service impacts</i>				
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

Future cumulative traffic impacts and service related impacts will be addressed through mitigation measures. Continuance of similar development patterns expected in the area.

CONCLUSION

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

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

MITIGATION MONITORING PROGRAM
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Noise</p> <p>1. Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures:</p> <p>A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work.</p> <p>B. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.</p>	<p>Payment for implementation of noise mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and Public Health</p>

**MITIGATION MONITORING PROGRAM
PROJECT NO. VTTM 066202**

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Air Quality</p> <p>2. All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.</p> <p>3. The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • Keep all construction equipment in proper tune in accordance with manufacturer's specifications. • Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the South Coast Air Basin (meaning that it does not have to be imported from another air basin and that the procurement of the equipment would not cause a delay in construction activities of more than two weeks). • Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating 	<p>Payment for implementation of air quality management measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and SCAQMD</p>

MITIGATION MONITORING PROGRAM
PROJECT NO. VTTM 066202

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>and refueling at the Project Site to the extent that it is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). (This measure does not apply to diesel-powered trucks traveling to and from the site.)</p> <ul style="list-style-type: none"> • Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the South Coast Air Basin (meaning that it does not have to be imported from another air basin, that the procurement of the equipment would not cause a delay in construction activities of more than two weeks, that the cost of the equipment use is not more than 20 percent greater than the cost of standard equipment). • Limit truck and equipment idling time to five minutes or less. • Rely on the electricity 				

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<p>infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.</p> <p>4. The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following:</p> <ul style="list-style-type: none"> • Use watering to control dust generation during demolition of structures or break-up of pavement. • Water active grading/excavation sites and unpaved surfaces at least three times daily. • Cover stockpiles with tarps or apply non-toxic chemical soil binders. • Sweep daily (with water sweepers) all paved parking areas and staging areas. • Provide daily clean-up of mud and dirt carried onto paved streets from the site. • Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. • Install wind breaks at the 				

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<p>windward sides of construction areas.</p> <ul style="list-style-type: none"> Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more. An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt. 				
<p>Biota</p> <p>5. The following mitigation measures shall be applied:</p> <p>A. To reduce the long term loss of native habitat and the potential of invasive species establishment, a landscape plan shall be submitted for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit. Landscaping shall provide a visual screening and erosion-preventative function. The landscape plan shall limit irrigation to within fifty feet of habitable structures, shall utilize only locally-sourced, locally indigenous plant species and varieties outside of irrigated zones, and shall use non-</p>	<p>Payment for implementation of biological protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, and State Department of Fish and Game.</p>

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<p>invasive species within irrigated zones.</p> <p>B. Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting.</p> <p>Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project</p>				

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<p>proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>C. Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources (inclusive of special-status plants) are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.</p> <p>D. Any temporary or permanent fencing or sign posts shall be of a type that does not inadvertently snare perching birds, especially raptors. In an effort to eliminate the potential of snaring, fence and sign posts shall be of a type either lacking bolt holes near the top of the post or shall have the holes filled with a nut and bolt.</p>				

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<p>E. In order to avoid impacts to nighttime wildlife activities, exterior night lighting shall be directed downward onto the property, of low intensity, at low height and shielded to prevent illumination of surrounding properties and undeveloped areas; security lighting, if any is used, shall be on a motion detector.</p> <p>F. Vegetation within the Fuel Modification Plan area outside of irrigated areas shall be thinned selectively (i.e. no wholesale clearing) so that elements of native vegetation remain. The trimming of native shrubs shall be rotated from year to year so that individual plants are able to recover from pruning and 'rest' before being pruned again. Fuel modification activities shall be accomplished by manual means (including hand-held powered equipment such as weed whackers); mowers, disking, other large machinery, or herbicides shall not be used.</p> <p>G. Anticoagulants are not to be used as a method of rodent control.</p>				
<p>Drainage and Grading</p> <p>6. The project shall comply with the drainage concept/ hydrology study/ Standard Stormwater Urban Mitigation Plan approved on May 14, 2008, by Public Works.</p> <p>7. A grading plan is required to be reviewed and approved by Public</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works</p>

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<p>Works prior to issuance of any grading and building permits. All or a portion of the site is located within a potentially liquefiable area per the State of California Seismic Hazard Zones Map-Mint Canyon Quadrangle. Refer to approved feasibility by Public Works for Revised Tentative Tract No. 066202 dated February 5, 2008, by Regional Planning (Soils Review Sheet dated March 24, 2005, and Geologic Review Sheet dated March 12, 2008).</p>				
<p>Hazardous Waste</p> <p>8. The proposed project may generate household hazardous waste, which could adversely impact existing Hazardous Waste Management infrastructure. The property owner(s) shall ensure that each new homeowner of a residence in the subdivision be provided with educational materials on the proper management and disposal of household hazardous waste. The project proponent may contact Public Works for available educational materials by calling 1(888) CLEAN LA.</p> <p>9. If any excavated soil is contaminated, or classified as hazardous waste by an appropriate agency, the soil must be managed and disposed in accordance with applicable Federal, State, and local laws and regulations.</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits and during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, Fire Department (Health Hazardous Materials Division)</p>
<p>Recycling</p> <p>10. The developer/project proponent shall ensure that an adequate storage area is provided for the collection and removal of recyclable materials in</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits and during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), Fire Department (Fire</p>

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<p>accordance with the amended version of the California Solid Waste Reuse and Recycling Access Act of 1991. The Environmental Programs Division of Public Works, Environmental Health Services, and the Fire Department shall review and approve plans for a designated collection/storage area(s) within the subdivision for recyclable and green waste materials for this project.</p>				Prevention Division)
<p>11. Construction projects with a total value of over \$100,000 and demolition and grading projects in the Los Angeles County's unincorporated areas are required to recycle or reuse 50 percent of the construction and demolition debris generated per the Los Angeles County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted for review and approval by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued.</p>				
<p>Underground Storage Tanks</p> <p>12. Should any operation within the subject project include the construction, installation, modification, or removal of underground storage tanks, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits and during construction</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works (Environmental Programs Division), Fire Department (Fire Prevention Division)</p>
<p>Sewer</p> <p>13. Although the project area is outside the jurisdictional boundaries of the County Sanitation Districts and will require annexation into the Santa</p>	<p>Payment for implementation of protective mitigation measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of grading permits and during construction</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works (Land Development and Waterworks & Sewer</p>

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<p>Clarita Valley Sanitation District before sewerage service can be provided to the proposed development, the wastewater flow originating from the proposed project will discharge to a local sewer line, not maintained by the County sanitation Districts, for conveyance to the County Sanitation Districts' Soledad Canyon Trunk sewer, Section 5, located in Soledad Canyon Road at Sierra Highway. This 18-inch diameter trunk sewer has a design capacity of 6.4 million gallons per day (mgd) and conveyed a peak flow of 3 mgd when last measured in 2003. The expected average wastewater flow from the project site is 8,060 gallons per day. Through authorization by the California Health and Safety Code, a connection fee is necessitated by the County Sanitation Districts for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. The applicant shall contact the Connection Fee Counter of the County Sanitation Districts at (562) 908-4288, ext. 2727.</p> <p>14. County Public Works' Consolidated Sewer Maintenance District is</p>				<p>Maintenance Division), County Sanitation Districts, City of Santa Clarita</p>

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<p>responsible for the operation and maintenance of the local sewers within the unincorporated Mint Canyon area. Therefore, the entire project will also be required to be annexed to the Consolidated Sewer Maintenance District. All sewer construction shall comply with the Los Angeles County Sanitation Districts' requirements for trunk sewer system disposal facilities. Please contact the Contract Cities Plan Check section at (626) 300-3388. Applicant is required to provide a copy of sewer area study, approved by the City of Santa Clarita and Public Works' Land Development Division.</p> <p>15. Comply with all requirements and mitigation fees necessitated by the City of Santa Clarita for City Sewer Use Permit.</p>				
<p>Emergency Services</p> <p>16. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount proportionate to the demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance then this mitigation</p>	<p>Payment for implementation of emergency services measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of building permits and during construction.</p>	<p>Applicant</p>	<p>Los Angeles County Departments of Regional Planning, Public Works, Fire Department, Sheriff Department, California Highway Patrol</p>

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<p>measure will be required.</p> <p>17. The project is within the jurisdiction of the California Highway Patrol, Newhall Area. To mitigate any problems of an increase in traffic volume creating issues with increased calls for traffic enforcement, emergency incident management, public service, assistance, response times and accident investigation, the applicant/developer shall ensure that no construction vehicles will be parked along Sierra Highway. Captain S.V. Bernard and Sergeant Martinez of the California Highway Patrol's station in the Newhall area will be in charge of monitoring this measure, in coordination with Regional Planning and Public Works.</p> <p>18. It order to ensure crime prevention and for the safety and security of future residents, the applicant/developer shall implement the following measures into the site and building layout design:</p> <ul style="list-style-type: none"> • Proper lighting in open areas and parking lots and sufficient street lighting for the project streets, remaining in compliance with mitigation measure 5.(E) of the Biota section of this MMP; • Good visibility of doors and windows from the street and between buildings; • Provide Knox Box entry key system for law enforcement, if 				

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<p>there are security gates planned for entry to the complex.</p> <ul style="list-style-type: none"> Ensure that the required building address numbers be lighted and readily apparent from the street for emergency response agencies. <p>Captain Jacques A. La Berge and Deputy Patrick Rissler of the Los Angeles County Sheriff Department's Santa Clarita Valley Station will participate in the review of the project's design and layout, in coordination with Regional Planning and Public Works.</p>				
<p>Library Mitigation Fees</p> <p>19. The applicant will be required to pay library facilities mitigation fees at the time the building permits for the project are issued. The proposed project is located in the Library's Planning Area 1 (Santa Clarita Valley). The current mitigation fee for this area, which is adjusted annually based on changes in the Consumer Price Index, is \$765 per residential unit. Therefore, the applicant would be required to pay a mitigation fee of \$23,715 (\$765 x 31 residential units). The actual fee obligation for this project may be higher because the fee per residential unit will be that in effect at the time the building permits are issued.</p>	<p>Payment of library facilities mitigation fees required to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of building permits.</p>		<p>Los Angeles County Public Works and County Library.</p>
<p>Mitigation Compliance</p>				

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<p>20. As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and responsible for replenishing the mitigation monitoring account, if necessary, until such time as all mitigation measures have been implemented and completed.</p>	<p>Submittal and approval of annual Mitigation Compliance Report. Replenishment of Mitigation Monitoring account if necessary until such time as all mitigation measures have been implemented and completed.</p>	<p>Annually</p>			<p>Los Angeles County Dept. of Regional Planning</p>

A. As required by County Code Section 22.16.110(a), modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

- The area in which the proposed project is located was originally characterized by commercial/industrial uses. It is in the process of transitioning into an area of residential uses, particularly on the East side of Sierra Highway where the project site is located.
- The existing general plan land use designations for the site are for residential uses, and the current commercial/ industrial use is an existing non-conforming use.
- The property surrounding the subject parcel on three sides has been developed with a residential use nearly identical to the proposed residential use for which this zone change is being requested.
- There now exists the potential for land use conflicts between the existing commercial/industrial use on the subject parcel and the new residential land use immediately adjacent to it.
- The proposed rezone and related development proposal would make the zoning, and future land use on the project site compatible with surrounding residential uses on adjacent properties, and would provide a zoning that is more consistent with the existing general plan designation.

B. As required by County Code Section 22.16.110(b), a need for the proposed classification exists within such area or district because:

- California as a whole, and the Santa Clarita area in particular need additional housing units to allow for continued healthy economic growth, and to meet existing demand.
- The proposed rezone would allow for construction of 31 moderately-priced housing units on a site that is currently used as a truck storage and maintenance facility.
- The site is an ideal location for family housing units due to proximity to existing urban services, neighborhood retail centers, and schools.
- The additional housing units that the requested rezone would allow for would help to meet an existing need for housing in the area on a site that is currently underutilized.

C. As required by County Code Section 22.16.110(c), the subject property under consideration is a proper location for said zone classification because:

- The project site is located in an urban area and is close to existing neighborhood shopping and commercial facilities which would serve future residents.
- The property is currently served by municipal sewer and water. It is within close access to major commuter roadways, and adjacent to a local arterial roadways.
- Adequate schools are located nearby to serve future residents.
- The site is surrounded by property that is developed with a residential detached condominium development that is nearly identical to the proposed residential detached condominium development that the requested rezone will allow for on the subject property.
- Future residents on the site would not be exposed to any significant fire, flooding, or geologic hazards.
- The proposed project is near the midpoint of the allowable range of densities provided for by the site's existing residential general plan designation.

D. As required by County Code Section 22.16.110(d), placement of the proposed zone at the proposed location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:

- Placement of the proposed zone at the proposed location is in the interest of public health, safety and general welfare because it will allow for replacement of an existing commercial/industrial use that has the potential to generate land use conflicts with surrounding residential development, with a residential use that is similar in scale and density to surrounding residential development.
- The proposed rezone is in conformity with good zoning practice because it will replace an existing commercial/industrial zoning that allows for uses that are potentially incompatible with surrounding residential zoned property, with a new residential zoning that will ensure future development on the subject parcel is compatible with surrounding residential development.
- This rezone will also provide a zoning that is consistent with the site's existing general plan designation, and eliminate what could be considered a "spot zoning" situation.