



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

**PROJECT No.** 03-386-(5)  
**TRACT MAP NO.** 47573  
**CUP NO.** 03-386-(5)

RPC MEETING DATE 11-1-06	CONTINUE TO
AGENDA ITEM #6 a,b	
PUBLIC HEARING DATE June 21, 2006	

<b>APPLICANT</b> Sierra Way Estates, LLC	<b>OWNER</b> Sierra Way Estates, LLC	<b>REPRESENTATIVE</b> Diamond West Engineering
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**REQUEST**  
 Testing Tentative Tract Map: To create 75 single-family lots, five public facility lots, three open space lots and one water tank lot on approximately 246 gross acres  
 Conditional Use Permit: To ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading

<b>LOCATION/ADDRESS</b> 0.5 miles northeast of Vasquez Canyon Rd and Sierra Hwy	<b>ZONED DISTRICT</b> Sand Canyon
<b>ACCESS</b> A" Street from Sierra Highway	<b>COMMUNITY</b> Santa Clarita Valley
	<b>EXISTING ZONING</b> A-1-1 (Light Agricultural-One Acre Min Required Area); C-3 (Unlimited Commercial)

<b>SIZE</b> 245.8 acres gross	<b>EXISTING LAND USE</b> Vacant	<b>SHAPE</b> Irregular	<b>TOPOGRAPHY</b> Level to steeply sloping
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**SURROUNDING LAND USES & ZONING**

<b>North:</b> Vacant property/A-1-1	<b>East:</b> Vacant property, single-family residences/A-1-1, C-3
<b>South:</b> Single-family residences, mobilehomes, commercial/A-1-1	<b>West:</b> Vacant property, single-family residences, utilities/A-1-1, C-3

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	Hillside Management, Non-Urban 2, Floodway/Floodplain	91	Yes

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

**DESCRIPTION OF SITE PLAN**  
 The tentative map and exhibit "A," dated January 12, 2006, depict 75 single-family lots on 245.8 gross acres. The single-family lots range in size from approximately 21,300 square feet (0.44 acres) to one acre in a clustered design that preserves 179 acres of permanent open space (74 percent). The project's main access is from Sierra Highway, a Major Highway, and includes a water tank lot and five other public facility lots. Grading consists of 404,000 cubic yards of cut and fill, to be balanced onsite.

- KEY ISSUES**
- This project is a nonurban hillside management development with a maximum of 91 dwelling units based on a slope density analysis; the project proposes 75 units. The project is also required to provide a minimum of 70 percent open space throughout the development; the project depicts 74 percent open space within three open space lots, mostly in a natural state.
  - The project is also a density-controlled development where the proposed lots are proposed smaller than the one-acre minimum required lot area, but average one acre over the entire property. Density-controlled developments, or 'clustered' subdivisions are required to extinguish all development rights on those areas remaining within the subdivision.
  - A portion of the property along Sierra Highway is zoned Unlimited Commercial, but no commercial use is proposed as part of this subdivision. *(If more space is required, use opposite side)*

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

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

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

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

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

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ADDITIONAL ISSUES AND ANALYSIS

- Corrections have been made since the Regional Planning Commission public hearing, related to resizing of debris basins to be maintained by Los Angeles County Department of Public Works ("DPW") and adjustment of proposed lot lines to meet all County requirements. These changes have been reviewed by Los Angeles County Subdivision Committee and recommended conditions are attached. No requirement of offsite drainage improvements has been determined.
- A riding and hiking trail, as depicted on the tentative map and exhibit "A," will be constructed by the developer as agreed to by the applicant.

Prepared by: Susan Tae

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR VESTING TENTATIVE TRACT MAP NO. 47573**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 47573 on June 21, 2006. Vesting Tentative Tract Map No. 47573 was heard concurrently with Conditional Use Permit Case No. 03-386-(5).
2. Vesting Tentative Tract Map No. 47573 proposes a residential development of 75 single family lots, three open space lots, five public facility lots and one water tank lot.
3. The subject site is located 1.5 miles northeast of Vasquez Canyon Road and Sierra Highway in the Sand Canyon Zoned District.
4. The irregularly-shaped property is approximately 246 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately X acres are within 0 to 25 percent slopes, X acres within 25-50 percent slopes, and X acres have slopes 50 percent and over.
5. Access to the proposed development is provided by "A" Street, a 64-foot wide dedicated street from Sierra Highway, a 100-foot wide major highway as indicated on the County Master Highway Plan.
6. The project site is currently zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) which was established by Ordinance No. 7339 as Zone Change Case No. 3555 and became effective on March 10, 1959, with C-3 (Unlimited Commercial) on small portions of the property along Sierra Highway. Surrounding zoning is A-1-1 with C-3 also to the east and west.
7. The subject property consists of four vacant lots. Surrounding uses include single-family residences and vacant property with mobilehomes and commercial to the south, and utilities to the west.
8. The project is consistent with the A-1-1 zoning classification. The project has been determined to be consistent with the A-1-1 zoning classification. Single family residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code"). The proposed lot sizes of the project are less than the area requirements of the A-1-1 zoning. However, the applicant has requested a CUP for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is reserved as permanent open space.

## Findings

9. The property is depicted in the Hillside Management ("HM"), Non-Urban 2 ("N2") and Floodway/Flood Plan ("W") land use categories of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The proposed 75 dwelling units is consistent with the maximum 91 dwelling units permitted by the land use categories for nonurban hillside residential development, with no density credit for areas within the W land use category.
10. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A conditional use permit is required for the project since the 75 dwelling units proposed exceeds the nonurban low-density threshold of 27 dwelling units established for the site.
11. Conditional Use Permit Case No. 03-386-(5) is a related request to ensure compliance with the requirements for hillside management and density-controlled development as well as onsite project grading that exceeds 100,000 cubic yards.
12. The project provides an approximate total of 179 acres of open space (74 percent) with open space Lot Nos. 80 through 82. The project is consistent with the minimum 70 percent required for nonurban hillside projects.
13. During the June 21, 2006 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public.
14. Letters have been received from the Los Angeles County Sanitation District and California Highway Patrol, and submitted to the Commission. Comments in these letters related to annexation and sewer connection fees, and objection to the staging of construction vehicles along Sierra Highway.
15. Five persons testified at the public hearing: one representing the Los Angeles County Department of Parks and Recreation, three speaking on behalf of the applicant and one member of public with concerns related to the development. Additional issues raised during the public hearing included concerns related to the timing of the project's approval with the Commission's separate approval of the updated Master Plan of Trails amendment to the Plan and Antelope Valley Area Plan, and adequate drainage facilities to ensure that excess runoff does not affect neighboring properties.
16. The applicant's representatives responded with no objection to a trail dedication although depiction of the trail on the tentative map may result in future changes to the map, and improvements will also be provided by the developer. Drainage will be adequately designed to divert any excess runoff into a storm drain system so

as not to negatively affect adjacent properties, and that best management practices developed in the future will also address concerns raised.

17. The Commission held discussions regarding the concern for the processing of the subdivision in light of information received prior to the hearing regarding potential site acquisition by the William S. Hart Union High School District ("School District"). As the School District is exempt from certain provisions for school-related facilities, concern was expressed that the property may be developed by the School District that may conflict with the design and nature of the subdivision before the Commission. Staff had commented that any changes to the subdivision design would require a revised map with full public hearing. No change to the subdivision, including the addition of a school facility within the boundaries, would be allowed to proceed without a revised map. Also, the maintenance of a publicly dedicated trail would be under the County of Los Angeles. Concern was also raised that open space should be dedicated to public agency rather than retained in private ownership.
18. After hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration and approve Vesting Tentative Tract Map No. 47573 and Conditional Use Case No. 03-386-(5) with the changes discussed at the public hearing.
19. The Commission finds that 179 acres of the property (74 percent) is set aside as permanent open space with the nonurban hillside, density-controlled development of 75 single-family homes on the subject property. This open space is to be dedicated to a public agency, and if no suitable agency is found to accept the open space, may be maintained by the homeowners' association.
20. The Commission finds that the subdivision is rural in nature with no curbs and gutters, and that street lighting may be designed to minimize light intrusion and disturbance of night skies while providing for public safety.
21. The Commission finds that a berm may be added to the water tank lot to enhance the aesthetic screening of the water tank location.
22. Minor technical changes were required of the tentative map and/or Exhibit "A." Staff recommended that the revised tentative map and Exhibit "A," resizing of debris basins to be maintained by the County of Los Angeles and adjustment of lot lines to meet County requirements, be submitted for review by the Los Angeles County Subdivision Committee ("Subdivision Committee") before final action by the Commission.

## Findings

23. The applicant submitted the maps with requested changes to the Subdivision Committee, as depicted on the tentative map and Exhibit "A" dated October 6, 2006. The Subdivision Committee reviewed the project, and provided conditions recommended for approval.
24. The proposed use is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 03-386-(5).
25. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
26. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Los Angeles County Department of Public Works.
27. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
28. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
29. The design of the subdivision provides for future passive or natural heating or cooling opportunities therein.
30. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the tentative tract map, provide adequate protection for any such easements.

**Findings**

31. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
32. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
33. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
34. The proposed use will not adversely affect local environmental quality or degrade significant natural resources such as sensitive habitat areas, riparian woodlands and scenic vistas.
35. The proposed use will not be detrimental to public health and safety because of hazardous or special conditions.
36. The proposed use will not substantially contribute to the deterioration of air or water quality.
37. The proposed use, individually or in combination with other existing and proposed use patterns, will not require extension or expansion of urban services and facilities.
38. The proposed use is conveniently accessible by paved road, and will not, individually or in combination with other existing or proposed land use patterns overburden nonurban roadways.
39. The proposed use is served by water supplies and distribution facilities of sufficient capacity to meet anticipated domestic and fire protection needs.
40. The proposed use is compatible with the character of surrounding development patterns.
41. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

## Findings

42. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, flood, fire, noise, water quality, air quality, biota, cultural resources, education and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.
43. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.
44. This project is not *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
45. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 03-386-(5) and the Mitigation Monitoring Program.
46. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Vesting Tentative Tract Map No. 47573 subject to the attached conditions and recommendations of the Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING  
VESTING TENTATIVE TRACT MAP NO. 47573**

**Map Date: 10-6-2006**

**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. 03-386-(5) and the Mitigation Monitoring Program.
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit No. 03-386-(5), conform to the applicable requirements of the A-1-1 and C-3 zones.
3. In accordance with Conditional Use Permit Case No. 03-386-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-1-1 zone. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-1-1 zone.
4. Submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") and any maintenance agreements and covenants to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
5. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 03-386-(5) have been recorded.
6. Record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning ("Director") for review and approval.
7. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
8. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.
9. Show Sierra Highway, "A" Street, "B" Street, "C" Street, "D" Street, "F" Street, and "H" Street as dedicated streets on the final map.
10. Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of any structures on the open space lots (Lot Nos. 80, 81 and 82),

## Conditions

and record an open space building restriction area over those open space lots on the final map.

11. Dedicate the open space lots to a public agency to the satisfaction of Regional Planning. If no public agency has been found to accept such open space, with evidence provided to the Director prior to final map approval, then the open space may be retained under the homeowners' association for ownership and maintenance.
12. Number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of Regional Planning.
13. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
14. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's CC&Rs which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the document to be recorded to Regional Planning.
15. Provide for the maintenance of the slopes and landscaping within the open space lots (Lot Nos. 80, 81 and 82) by the homeowners' association, and provide proof of maintenance in the project CC&Rs.
16. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map No. 47573 and Conditional Use Permit Case No. 03-386-(5).
17. No residential development shall be permitted within open space Lot Nos. 81 through 83; public facility Lot Nos. 76 through 79 and 84; and water tank Lot No. 83. Record a covenant with the County and prior to recordation, submit a copy of the covenant to the Director for approval.
18. As agreed, dedicate and construct the riding and hiking trail as depicted on the tentative map dated October 6, 2006. Prior to final map approval, a site plan depicting grading shall be reviewed for approval by the Director, and a bond shall be posted with Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning, to ensure the construction of the trail.
19. Construct a berm on water tank Lot No. 83. Prior to grading permit issuance, submit a site plan depicting the berm for Regional Planning review and approval.

## Conditions

20. Prior to the issuance of a grading and/or building permit, three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director as required by Conditional Use Permit Case No. 03-386-(5).
  21. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director and a bond shall be posted with Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
  22. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of Public Works, Regional Planning and the Fire Department. Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit Case No. 03-386-(5). Prior to approval of each final unit map, submit the following to Regional Planning:
    - A phasing map, to be reviewed and approved by the Los Angeles County Subdivision Committee if modified from what is depicted on the tentative map dated October 6, 2006, indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and
    - A summary sheet indicating the number and type of all lots shown, including open space breakdown by acreage and type, on the current and previous final maps.
- Multiple copies of the phasing map shall be submitted to Regional Planning to ensure that the same map is distributed to other affected County Departments.
23. Upon completion of the appeal period, remit processing fees (currently \$1,275.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
  24. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of Vesting

## Conditions

Tentative Tract Map No. 47573. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.

25. Upon completion of the appeal period, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.
26. 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.
27. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional fund to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

Except as modified herein above, this approval is subject to all those conditions set

**Conditions**

forth in Conditional Use Permit Case No. 03-386-(5), the attached mitigation monitoring program, and the attached reports recommended by the Los Angeles County Subdivision Committee, which also consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Health Services.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 47573 (Rev.)

TENTATIVE MAP DATED 10-06-2006  
EXHIBIT "A" MAP DATED 10-06-2006

The following reports consisting of 21 pages are the recommendations of Public Works.

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

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

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
8. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
9. 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. Reserve reciprocal easements for drainage, ingress/egress, water, sewer, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
11. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
12. Quitclaim or relocate easements running through proposed structures.
13. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
14. The first unit of this subdivision shall be filed as Tract No. 47573-01, the second unit, Tract No. 47573-02, and the last unit, Tract No. 47573.
15. 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.
16. 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.

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

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

Phone (626) 458-4915

Date 10-12-2006



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

**TRACT MAP NO. 47573**

**REV TENTATIVE MAP DATED 10/06/06**

**RAINAGE CONDITIONS**

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
4. Provide fee title lot for debris basins/inlets to the satisfaction of the Department of Public Works.
5. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board for debris basins with a minimum capacity of 5,000 cubic yards. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
6. If a Grant of Waiver is allowed, the flood hazard note (and area) shall be shown on (a plat which is made part of) the waiver. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
7. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
9. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
10. This site is located in Zone "A" per the Federal Flood Insurance Rate Map. The proposed road should be graded at existing grade to the satisfaction of LACDPW and FEMA to waive the requirement of CLOMR.
11. Comply with the County Adopted Floodway/Floodplain to the satisfaction of LACDPW. Any encroachment into the County Adopted Floodway/Floodplain may require map revision.
12. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 12/14/05 to the satisfaction of Public Works.
13. Prior to approval of any grading, storm drain, or other improvement plan and prior to recordation of any final map for this subdivision, notarized drainage covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite drainage covenants will be determined by Public Works based on hydrology and hydraulic studies.

14. which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant and his Counsel acknowledge and agree that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant and his Counsel acknowledge and agree that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

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**GRADING CONDITIONS:**

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

**Note to Regional Planning & Parks and Recreation:** Portions of proposed trail design are crossing mapped landslides per geotechnical report by Gorian & Associates dated 3/28/06. It is our understanding that grading for this trail will be reviewed and approved by the Department of Parks and Recreation.


 Name \_\_\_\_\_ Date 10/11/06 Phone (626) 458-4921  
 DIEGO G. RIVERA

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

DISTRIBUTION  
\_\_\_ Geologist  
\_\_\_ Soils Engineer  
1 GMED File  
1 Subdivision

**NTATIVE TRACT** 47573  
**BDIVIDER** Sierra Way Estates, LLC  
**GINEER** Diamond West Engineering, Inc.  
**OLOGIST & SOILS ENGINEER** Gorian & Associates, Inc.

**TENTATIVE MAP DATED** 10/6/06 (Revised)  
**LOCATION** Mint Canyon  
**REPORT DATE** 3/28/06, 11/30/05, 11/7/05, 2/18/05, 7/28/04

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

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_, dated \_\_\_\_\_, refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."
- The Soils Engineering review dated 10/11/06 is attached.

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

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

**te to Regional Planning & Parks and Recreation:** Portions of proposed trail design are crossing mapped landslides per geotechnical report by Gorian & Associates dated 3/28/06. It is our understanding that grading for the this trail will be reviewed and approved by the Department of Parks and Recreation.

pared by  Reviewed by \_\_\_\_\_ Date 10/11/06

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2  
Job Number LX001129  
Sheet 1 of 2

Tract 47573  
Location Santa Clarita  
Developer/Owner Sierra Way Estates  
Engineer/Architect Diamond West Engineering, Inc.  
Soils Engineer Gorian and Associates, Inc.  
Geologist Same as above

DISTRIBUTION:

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

Review of:  
Revised Tentative Tract Map Dated By Regional Planning 8/15/06 <sup>v.m.</sup> 10/6/06  
Soil Engineering and Geologic Report Dated 3/28/06, 11/30/05, 11/7/05, 2/18/05, 7/28/04  
Previous review sheet dated 10/2/06

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions 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 ENGINEER:

- A. THE ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.
- B. IT IS OUR UNDERSTANDING THAT GRADING FOR THE TRAIL SHOWN ON THE TENTATIVE MAP WILL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PARKS AND RECREATION.



Reviewed by \_\_\_\_\_ Date 10/11/06

**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:\Yosh47573TentTMapj

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
5. Reversing curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
6. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.
7. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
8. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
9. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.

10. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.
11. Provide property line return radii of 27 feet at the intersection of "A" Street with Sierra Highway.
12. Provide property line return radii of 13 feet at all remaining local street intersections.
13. Dedicate right of way 50 feet from centerline per FM-10878-1 and FM 10878-2 on Sierra Highway.
14. Dedicate vehicular access rights on Sierra Highway.
15. Dedicate right of way 32 feet from centerline on "A" Street. Additional right of way is required on "A" Street in the vicinity of Sierra Highway for additional lanes and transition pavement to the satisfaction of Public Works.
16. Dedicate right of way 30 feet from centerline including a standard cul-de-sac bulb on "C" Street from "A" Street to "H" Street and on "D" Street excluding the two cul-de-sac streets.
17. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb on "B" Street, "C" Street east of "H" Street, "D" Street east of "A" Street and west of "F" Street, "F" Street, and "H" Street.
18. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on all interior streets within the tract boundaries to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way.
19. Construct additional on-site/off-site pavement for a 65 mph design speed on Sierra Highway at "A" Street to provide exclusive left-turn lane, right-turn lane, and transition pavement to the satisfaction of Public Works. For the right-lane lane, provide a 12-foot wide lane with 2 foot shoulder and with a minimum length of 200 feet. For the left turn pocket, provide a 12-foot wide lane with a minimum length of 200 feet.

20. Construct curb/inverted shoulder/pavement returns at the intersection of Sierra Highway and "A" Street to the satisfaction of Public Works. Provide a 35-foot pavement returns radius to the satisfaction of Public Works. The 13-foot pavement return radius as shown on the tentative map is not approved.
21. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
22. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Sierra Highway and within the tract boundaries on all interior streets to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
    - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
    - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
    - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626 ) 300-4726.

- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
23. Provide intersection sight distance for a design speed of 65 mph (725 feet) on the existing Sierra Highway from "A" Street (northeasterly direction) to the satisfaction of Public Works.
24. Provide intersection sight distance for a design speed of 40 mph (415 feet) on "A" Street from "C" Street (northerly direction). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
25. Depict all line of sight easements on the landscaping and grading plans.
26. Prepare detailed 1"=40' scaled signing and striping plans for Sierra Highway abutting this subdivision to the satisfaction of Public Works. Provide adequate pavement on "A" Street for two 12 ft out bound travel lanes and one 18 ft in bound travel lane at their intersection of Sierra Highway to the satisfaction of Public Works.
27. Provide and install street name signs prior to the occupancy of buildings.

28. Prior to map final approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the Public Works.
29. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
30. Install postal delivery receptacles in groups to serve two or more residential units.
31. Comply with the mitigation measures identified in the attached August 22, 2005 letter from our Traffic and Lighting Division to the satisfaction of Public Works.
32. 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 and is subject to change.
33. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Eastside Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements which may be used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.
34. All trails must be located outside of the road right of way.



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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

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

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

IN REPLY PLEASE

REFER TO FILE: **T-4**

August 22, 2005

Mr. Bob Matson  
RBF Consulting  
14725 Alton Parkway  
Irvine, CA 92618

Dear Mr. Matson:

**TENTATIVE TRACT NO. 47573  
TRAFFIC IMPACT STUDY (JUNE 22, 2005)  
MINT CANYON AREA**

As requested, we have reviewed the above-mentioned document. The project is located at 15600 Sierra Highway north of Vasquez Canyon Road in the unincorporated County of Los Angeles area of Mint Canyon.

The proposed project includes the construction of 75 single-family residential homes. The project is estimated to generate approximately 718 vehicle trips daily, with approximately 56 and 76 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by the project alone and the cumulative traffic generated by the project and other related projects will not have significant impacts to County roadways in the area.

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

A Street – TT 47573 (Future) at Sierra Highway

North approach: One left-turn lane and one through lane (add left-turn lane).

Mr. Bob Matson  
August 22, 2005  
Page 2

South approach: One through lane and one right-turn lane (add right-turn deceleration pocket).

East approach: One left-turn lane and one right-turn lane.

The traffic study is complete as it is submitted. Detailed signing and striping plans along with the latest tract map for the project shall be prepared and submitted to our Land Development Review Section for review and approval.

We also agree with the study that the project will not have any significant impact to the Congestion Management Program monitored locations in the area.

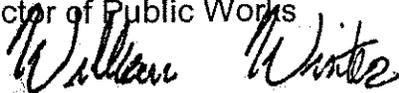
We recommend that the City of Santa Clarita and Caltrans review the traffic study to determine whether they concur with the study's findings of the potential California Environmental Quality Act impacts within their jurisdiction.

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

If you have any further questions, please contact Ms. Amanda Ta of our Traffic Studies Section at (626) 300-4766.

Very truly yours,

DONALD L. WOLFE  
Director of Public Works



WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division

AT:cn

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cc: Caltrans (Cheryl Powell)  
City of Santa Clarita (Ian Pari)  
Department of Regional Planning (Daryl Koutnik)

bc: Land Development (Chong, Witter, Wong) ✓

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 11534, dated 11-07-2001) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, the applicant may be required to submit a new sewer area study if determined to be warranted by Public Works.
4. Prior to final map approval applicant shall secure outlet approval from the City of Santa Clarita and provide any necessary mitigation including upgrade of sewers to the satisfaction of the City.
5. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
6. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
7. Provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.
8. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

HW

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

1. A water system (including any approved water pump stations) maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. The applicant shall comply with the requirements as indicated on the attached letter dated 03-04-2005 from the Santa Clarita Water District to the satisfaction of Public Works.
5. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
6. Submit landscape and irrigation plans for each open space in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
7. Depict all line of sight easements on the landscaping and grading plans.

HW

Prepared by Juan M Sarda

tr47573w-rev9.doc

Phone (626) 458-4921

Date 10-10-2006

SANTA CLARITA WATER, A DIVISION OF CASTAIC LAKE WATER AGENCY



22722 SOLEDAD CANYON ROAD • SANTA CLARITA, CALIFORNIA 91350 • (661) 259-2737  
MAILING ADDRESS: P.O. BOX 903 • SANTA CLARITA, CALIFORNIA 91380-9003

March 4, 2005

Los Angeles County  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Attn: Mr. Daryl Koutnik, Supervising Regional Planner

Re: Project Number CUP03-386/TR. 47573  
15600 Sierra Highway, 2000 Feet North of Vasquez Way, Mint Canyon

Dear Mr. Koutnik:

Reference is made to the Department of Regional Planning's Notice of Consultation Environmental Review submittal to Santa Clarita Water Division dated February 24, 2005.

Santa Clarita Water Division requests two changes to the Tentative Tract Map Number 47573 in order to provide adequate water pressure to all lot pads in this subdivision:

1. The water tank pad must be at an elevation of 2070 feet, which could be located on a ridge just southwest of the proposed tank location shown on Tentative Tract Map. This is subject to geological investigation.
2. The booster station site must be located at the entrance to the subdivision at Sierra Highway.

If you should have any questions regarding this matter, please feel free to call me at (661) 259-2737.

Sincerely,

W. J. Manetta, Jr.  
Retail Manager

DMR/naf

SANTA CLARITA WATER, A DIVISION OF CASTAIC LAKE WATER AGENCY



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MAILING ADDRESS: P.O. BOX 903 • SANTA CLARITA, CALIFORNIA 91380-9003

MAIN EXTENSION CONTRACT  
SUBDIVISIONS, TRACTS, HOUSING PROJECTS, INDUSTRIAL DEVELOPMENTS,  
COMMERCIAL BUILDINGS, OR SHOPPING CENTERS

APPLICANT

NAME Steven R. Smith, General Partner Sierra Way Estates  
ADDRESS 412 Arenoso Lane, Suite 106, San Clemente, CA 92672  
DESCRIPTION Owner/Developer

PURPOSE OF CONTRACT

Applicant hereby applies for a water main extension. The Distribution Plant and/or Special Facilities described in attached Exhibit B shall be installed by Utility, and those described in Exhibit C by Applicant. Such Distribution Plant and/or Special Facilities will be used for the purpose of furnishing public utility water service to that certain property known as Tract Number 47573 and delineated on that map attached hereto as Exhibit A. Utility agrees that it will, as soon as necessary materials and labor are available, and necessary permits, franchises, licenses or other governmental authorizations have been obtained, commence and prosecute to completion with all reasonable diligence the work of installing the Distribution Plant and/or Special Facilities and when complete and accepted will provide utility service in accordance with Utility's specifications.

CONTRIBUTIONS NOT SUBJECT TO REFUND - DISTRIBUTION PLANT AND/OR SPECIAL FACILITIES

Applicant agrees to contribute the amount of \$1,670,000 to cover the cost of facilities described in said Exhibit B. Deposits to cover anticipated costs will be required prior to expenditure of funds by Utility. The Applicant will be responsible for the actual total cost of this Main Extension Contract. Should the actual total cost be less than the deposits received, the Utility will return the difference. If the actual costs exceed the total of deposits received, the difference will be billed to the Applicant.

All installed facilities and associated costs described in Exhibit C, if any, are to be contributed to the Utility.

This is a total contribution contract and is not subject to refund.

MAIN EXTENSION CONTRACT  
SUBDIVISIONS, TRACTS, HOUSING PROJECTS, INDUSTRIAL DEVELOPMENTS,  
COMMERCIAL BUILDINGS, OR SHOPPING CENTERS

(Continued)

CONDITIONS

The Utility will not be required to make extensions under this Contract where the easements, rights of way or streets are not kept free from other interfering construction or street work during installation of said water system. Applicant agrees to use its best efforts to assist Utility to obtain any and all permits, franchises or other governmental authorizations, which may be required for the installation of the facilities. Applicant will provide any easements or rights of way required for the installation. Applicant will provide a Certificate of Compliance issued by the Castaic Lake Water Agency showing that the Developer Impact Fees for each water service have been paid prior to the activation of any water service.

SUCCESSORS AND ASSIGNS

The obligations of the Applicant shall be joint and several. This agreement shall bind and inure to the benefit of the heirs, representatives, executors, administrators, successors and/or assigns of the respective Parties hereto.

The effective date of this Contract shall be \_\_\_\_\_, 20\_\_.

SIGNATURES

UTILITY

Santa Clarita Water Division of  
Castaic Lake Water Agency

W. J. Manetta, Jr., Retail Manager

Date \_\_\_\_\_

APPLICANT

Sierra Way Estates

Date 11.10.04

SANTA CLARITA WATER, A DIVISION OF CASTAIC LAKE WATER AGENCY



22722 SOLEDAD CANYON ROAD • SANTA CLARITA, CALIFORNIA 91350 • (661) 259-2737  
MAILING ADDRESS: P.O. BOX 903 • SANTA CLARITA, CALIFORNIA 91380-9003

TRACT NUMBER 47573

NOTICE

Thank you for your inquiry about obtaining a new water service from Santa Clarita Water. Santa Clarita Water and its predecessors have been serving water to residents in the Santa Clarita Valley for more than thirty years. We have approximately 20,000 connections, making us the largest single water utility in the valley.

We pride ourselves on satisfied customers. We know that you, too, want to have good relationships with purchasers of your housing. Accordingly, we would like to bring to your attention contentions by approximately 150 homeowners to the effect that they have had problems with pinhole leaks in their water systems. Some homeowners have filed lawsuits against the developers; the developers in turn sued the plumbers, who in turn sued the pipe suppliers and the Water Company. There have been contentions that the water supplied contributed to the pipe failures.

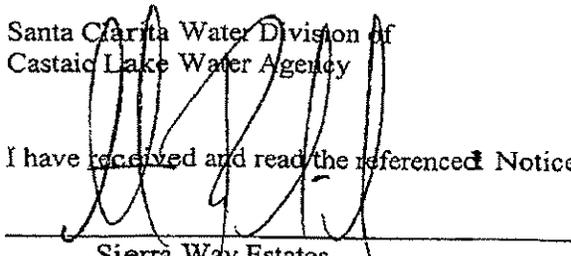
We provide this information to you so that you may investigate and take further actions as you may deem appropriate; we do not have the expertise, licenses or duty to counsel you on specifications for components of your water supply systems.

You undoubtedly understand our defensive posture; accordingly, we would appreciate your acknowledgment of receiving a copy of this Notice by signing this copy and returning it to us upon making application for water service.

Very truly yours,

Santa Clarita Water Division of  
Castaic Lake Water Agency

I have received and read the referenced Notice.

  
\_\_\_\_\_  
Sierra Way Estates

Date 11.10.04

EXHIBIT "B"

Estimated Intract Facilities

Piping, hydrants, services and related appurtenances.....\$930,000

Special Facilities

Storage tank (0.6 Million Gallons)..... 500,000

Production facilities including a booster station..... 240,000

Total Estimated Cost                      \$1,670,000



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Division No. TR 47573 Tentative Map Date 06-October-2006, Ex. A

Revised Report Yes

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

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

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

Fire hydrant requirements are as follows:

Install 12 public fire hydrant(s). Verify / Upgrade existing \_\_\_ public fire hydrant(s).

Install \_\_\_ private on-site fire hydrant(s).

All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

Location: As per map on file with the office.

Other location: \_\_\_

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

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

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

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

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

Comments: Verification of the required bond for fire hydrant installations shall be provided to the Land Development unit prior to the clearance of the final map.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date October 26, 2006



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Division: TR 47573 Map Date 06-October-2006, Ex. A

J.P. \_\_\_\_\_ Vicinity Mint Canyon 293B

**FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.

Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

The Fire Department has no additional requirements for this division of land.

Comments: \_\_\_\_\_

City Inspector: Janna Masi Date October 26, 2006

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



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>47573</b>	DRP Map Date: <b>10/06/2006</b>	SCM Date: / /	Report Date: <b>10/26/2006</b>
Park Planning Area #	<b>35F</b>	<b>ANGELES FOREST</b>		Map Type: <b>REV. (REV RECD)</b>

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:	0.65
IN-LIEU FEES:	\$38,213

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$38,213 in-lieu fees.

Trails:

Comments:

See trails report dated October 19, 2006 (submitted separately) for trails conditions of map approval.

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

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

By: James Barber  
James Barber, Advanced Planning Section Head

Supv D 5th  
October 26, 2006 11:09:44  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map # **47573**

DRP Map Date: **10/06/2006**

SMC Date: / /

Report Date: **10/26/2006**

Park Planning Area # **35F**

**ANGELES FOREST**

Map Type: **REV. (REV RECD)**

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

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

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.89	0.0030	75	0.65
M.F. < 5 Units	2.01	0.0030	0	0.00
M.F. >= 5 Units	4.19	0.0030	0	0.00
Mobile Units	2.78	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.65

Park Planning Area = **35F ANGELES FOREST**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.65	\$58,789	<b>\$38,213</b>

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
0.65	0.00	0.00	0.65	\$58,789	<b>\$38,213</b>



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

October 19, 2006

Ms. Susan Tae, AICP  
Subdivision Committee Chair  
Department of Regional Planning  
320 West Temple Street, Room 1346  
Los Angeles, California 90012

Dear Ms. Tae:

**TRAIL CONDITIONS OF MAP APPROVAL**  
**Regional Planning Vesting Tentative Tract Map 47573**  
**Dated October 6, 2006**

The Department of Parks and Recreation has completed the review of Tentative Tract Map 47573. The trail alignment and dedicated trail easements are acceptable to us as reported in the attached trails report, dated October 19, 2006. The Department currently has no hold on this map and is approving the tentative map with the following conditions before first phase of final map recordation:

1. The Developer shall design and submit a detailed grading plan (scale: 1 inch – 40 feet) showing how the trail will be built by the Developer. The detailed grading plan shall include all pertinent information required for the construction of the trail, but not limited to the following:
  - a. cross slopes gradients and running slopes gradients
  - b. bush hammer finishes for crossing of concrete surfaces
  - c. appropriate retaining walls
  - d. appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department, etc.

All information on the detailed grading plan must meet the Department's Trails Standards and all applicable codes.

2. The Developer shall submit a cost estimate for the construction of the trail with the detailed grading plan. An electronic copy (Autocad 2005) of the detailed grading plan shall also be submitted in a burned CD or DVD with the cost estimate.
3. After approval of the detailed grading plan, the developer shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.

4. The Developer shall submit a baseline construction schedule for the planned progress of completing the trail after posting of FPLM bonds with the Department.
5. Prior to the start of trail construction, a project manager or trail's contractor representing the Developer shall have the centerline of the trail alignment staked or flagged by a licensed surveyor. The Developer's Representative shall then schedule a site meeting with the Department after completion of staked or flagged trail alignment for the Department's inspection and approval.
6. Once trail construction starts, the Developer's Representative shall provide updated trail construction schedules to the Department on a biweekly basis. All schedule submittals shall provide the Department with updates of actual construction milestones against projected milestones from the original baseline schedule and any revisions to the original baseline schedule.
7. After completion of the trail construction and prior to the Department acceptance of the trail dedication, the Developer shall notify the Department 5 business days in advance of all requests for final inspection.
8. If the completed trail construction is not approved by the Department during final inspection, the Developer will correct any punch list items identified during the final inspection within 30 calendar days and reschedule another final inspection with the Department.
9. Upon approval and acceptance of the trail construction, the Developer shall issue a written letter to the Department requesting acceptance of dedicated trail with copies of any As-Built plans relating to the trail construction.

If you have any questions and comments, please contact Ken Slu, Trails Coordinator, at (213) 351-5135.

Sincerely,



Larry Hensley  
Chief of Planning

cc: James Barber, DPR  
Patrick Reynolds, DPR  
Ken Slu, DPR



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION  
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

October 19, 2006

**NOTICE OF TRAIL REQUIREMENT  
FOR TRACT MAPS AND PARCEL MAPS**

**Tentative Tract Map #: 47573**

**Date on Map: October 6, 2006**

The County request that a variable width trail easement that is no lesser than 8 feet wide for the Halfway Café Trail, Sierra Highway Trail and the John Bavaro Loop Trail be provided to the satisfaction of the Department of Parks and Recreations' Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative Tract Map and Final Map.

  **X**   TRAIL ALIGNMENT OK AS SHOWN.

  **X**   SEE TRAIL CONDITIONS REPORT FOR TRAIL CONDITIONS.

\*\*\*\*\*

Dedications and the exact following language should be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a variable width easement that is no lesser than 8 feet wide for Riding and Hiking purposes for the Halfway Café Trail, Sierra Highway Trail and the John Bavaro Loop Trail.

  **X**   IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact Ken Slu at (213) 351-5135.

Ken Slu, Trails Coordinator



COUNTY OF LOS ANGELES

**Public Health**

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

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

Environmental Health  
**ARTURO AGUIRRE, R.E.H.S., M.A.**  
Director of Environmental Health

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



## BOARD OF SUPERVISORS

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Michael D. Antonovich  
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October 26, 2006

RFS No. 06-0030309

Tract Map No. 47573

Vicinity: Sand Canyon

Tentative Tract Map Date: September 27, 2006 (8<sup>th</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to **Vesting Tentative Tract Map 47573** and the map is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Santa Clarita Water Company**, a public water system, which guarantees water connection and service to all lots.
2. Sewage disposal will be provided through the public sewer and waste water treatment facilities of the **Los Angeles County Sanitation District #26** as proposed.

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

Respectfully,

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

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR CONDITIONAL USE PERMIT CASE NO. 03-386-(5)**

1. The Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 03-386-(5) on June 21, 2006. This conditional use permit request was heard concurrently with Vesting Tentative Tract Map No. 47573.
2. A conditional use permit is required to ensure compliance with hillside management and density-controlled development criteria as well as onsite project grading that exceeds 100,000 cubic yards of grading pursuant to Sections 22.24.100, 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").
3. The subject site is located 1.5 miles northeast of Vasquez Canyon Road and Sierra Highway in the Sand Canyon Zoned District.
4. The irregularly-shaped property is approximately 246 gross acres in size in a mostly natural condition with level to steeply sloping topography.
5. Access to the proposed development is provided by "A" Street, a 64-foot wide dedicated street from Sierra Highway, a 100-foot wide major highway as indicated on the County Master Highway Plan.
6. The project site is currently zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) which was established by Ordinance No. 7339 as Zone Change Case No. 3555 and became effective on March 10, 1959, with C-3 (Unlimited Commercial) on small portions of the property along Sierra Highway. Surrounding zoning is A-1-1 with C-3 also to the east and west.
7. The subject property consists of four vacant lots. Surrounding uses include single-family residences and vacant property with mobilehomes and commercial to the south, and utilities to the west.
8. The project is consistent with the A-1-1 zoning classification. The project has been determined to be consistent with the A-1-1 zoning classification. Single family residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code"). The proposed lot sizes of the project are less than the area requirements of the A-1-1 zoning. However, the applicant has requested a CUP for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is reserved as permanent open space.
9. The property is depicted in the Hillside Management ("HM"), Non-Urban 2 ("N2") and Floodway/Flood Plan ("W") land use categories of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General

## Findings

Plan"). The proposed 75 dwelling units is consistent with the maximum 91 dwelling units permitted by the land use categories for nonurban hillside residential development, with no density credit for areas within the W land use category.

10. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A conditional use permit is required for the project since the 75 dwelling units proposed exceeds the nonurban low-density threshold of 27 dwelling units established for the site.
11. Vesting Tentative Tract Map No. 47573 is a related request to create 75 single family lots, three open space lots, five public facility lots and one water tank lot.
12. The applicant's site plan, labeled as "Exhibit A," dated October 6, 2006, depicts a clustered residential development of 75 single-family dwelling units with three open space lots, five public facility lots and one water tank lot on approximately 246 acres. The single-family lots range in size from 0.44 acres to 1.01 acres. A trail is also depicted crossing the property generally from the southwest to northeast. Project access is provided by "A" Street, a 64-foot wide street with rural street cross-section improvements with all internal streets proposed as public streets also with rural improvements. Approximately 404,000 cubic yards of cut and fill are proposed to be balanced onsite.
13. The project provides a total 182.2 acres of open space (74 percent) with open space Lot Nos. 80 through 82. The project is consistent with the minimum 70 percent required for nonurban hillside projects.
14. For a density-controlled development, all common areas shall be reserved as permanent open space. Further, where any lot or parcel of land is sold or otherwise separated in ownership, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development.
15. Letters have been received from the Los Angeles County Sanitation District and California Highway Patrol, and submitted to the Commission. Comments in these letters related to annexation and sewer connection fees, and objection to the staging of construction vehicles along Sierra Highway.
16. Five persons testified at the public hearing: one representing the Los Angeles County Department of Parks and Recreation, three speaking on behalf of the applicant and one member of public with concerns related to the development. Additional issues raised during the public hearing included concerns related to the timing of the project's approval with the Commission's separate approval of the updated Master Plan of Trails amendment to the Plan and Antelope Valley Area Plan, and adequate drainage facilities to ensure that excess runoff does not affect

Findings

neighboring properties.

17. The applicant's representatives responded with no objection to a trail dedication although depiction of the trail on the tentative map may result in future changes to the map, and improvements will also be provided by the developer. Drainage will be adequately designed to divert any excess runoff into a storm drain system so as not to negatively affect adjacent properties, and that best management practices developed in the future will also address concerns raised.
18. The Commission held discussions regarding the concern for the processing of the subdivision in light of information received prior to the hearing regarding potential site acquisition by the William S. Hart Union High School District ("School District"). As the School District is exempt from certain provisions for school-related facilities, concern was expressed that the property may be developed by the School District that may conflict with the design and nature of the subdivision before the Commission. Staff had commented that any changes to the subdivision design would require a revised map with full public hearing. No change to the subdivision, including the addition of a school facility within the boundaries, would be allowed to proceed without a revised map. Also, the maintenance of a publicly dedicated trail would be under the County of Los Angeles. Concern was also raised that open space should be dedicated to public agency rather than retained in private ownership.
19. After hearing all testimony, the Commission closed the public hearing and indicated their intent to adopt the Mitigated Negative Declaration and approve Vesting Tentative Tract Map No. 47573 and Conditional Use Case No. 03-386-(5) with the changes discussed at the public hearing.
20. The Commission finds that 179 acres of the property (74 percent) is set aside as permanent open space with the nonurban hillside, density-controlled development of 75 single-family homes on the subject property. This open space is to be dedicated to a public agency, and if no suitable agency is found to accept the open space, may be maintained by the homeowners' association.
21. The Commission finds that the subdivision is rural in nature with no curbs and gutters, and that street lighting may be designed to minimize light intrusion and disturbance of night skies while providing for public safety.
22. The Commission finds that a berm may be added to the water tank lot to enhance the aesthetic screening of the water tank location.
23. Minor technical changes were required of the tentative map and/or Exhibit "A." Staff recommended that the revised tentative map and Exhibit "A," resizing of debris basins to be maintained by the County of Los Angeles and adjustment of lot lines to

## Findings

meet County requirements, be submitted for review by the Los Angeles County Subdivision Committee ("Subdivision Committee") before final action by the Commission.

19. The applicant submitted the maps with requested changes to the Subdivision Committee, as depicted on the tentative map and Exhibit "A" dated October 6, 2006. The Subdivision Committee reviewed the project, and provided conditions recommended for approval. As part of this review, no requirement for offsite improvements related to drainage has been determined.
20. The proposed use is required to comply with the development standards of the A-1 zone as set forth in Section 22.24.110, except as otherwise modified herein by this grant.
21. Pursuant to Section 22.24.110 of the County Code, no building or structure in the A-1 zone shall have a height in excess of 35 feet above grade, except chimneys and rooftop antennae.
22. Section 22.24.110 of the County Code requires a minimum front yard depth of not less than 20 feet, interior side yard setbacks of not less than five feet, and rear yard setbacks of not less than 15 feet on properties.
23. Section 22.24.110 of the County Code provides that in the A-1 zone, fences and walls shall not exceed three-and-one-half feet within the required front yard depth and six feet within the side and rear yard setbacks.
24. Section 22.24.110 of the County Code requires parking to be provided as required by Part 11 of Chapter 22.52 of the County Code. Section 22.52.1180 of Part 11 requires two covered standard automobile parking spaces for each single-family residence. The project will be required to provide two covered parking spaces for each single-family residence for a total of 150 covered parking spaces. The proposed project is in compliance with the parking requirement of the A-1 zone.
25. Pursuant to Section 22.52.630 of the County Code, all required fences or walls which are open to public view from any street or highway shall be provided with at least one square foot of landscaping for each linear foot of such frontage; no landscaping shall be developed with a horizontal dimension of less than three feet. The applicant's Exhibit "A" shows that the project is in compliance with this requirement.
26. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study

## Findings

identified potentially significant effects of the project on geotechnical, flood, fire, noise, water quality, air quality, biota, cultural resources, education and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

27. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment; and finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission.
28. This project is not *de minimus* in its effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
29. Approval of this conditional use permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 47573 and the Mitigation Monitoring Program.
30. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
31. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION  
CONCLUDES:**

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
  - B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
  - C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
  - D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;
  - E. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
  - F. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
  - G. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
  - H. That the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan; and
  - I. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.
-

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Conditional Use Permit Case No. 03-386-(5) subject to the attached conditions.

DEPARTMENT OF REGIONAL PLANNING  
CONDITIONAL USE PERMIT CASE NO. 03-386-(5)

Exhibit "A" Date: 10-6-2006

CONDITIONS:

1. This grant authorizes the use of the 246-acre subject property for a maximum total of 75 single-family residential lots as well as three open space lots, five public facility lots and one water tank lot clustered in compliance with hillside management design review criteria and density-controlled development, 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 the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 9 and 50.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of **\$750.00**. These monies shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval.

## Conditions

The fund provides for **five (5) biennial inspections**. The inspections shall be unannounced.

8. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
9. Upon completion of the appeal period, the permittee shall remit processing fees in the amount of **\$1,275.00** payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code and Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The mitigation measures set forth in the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of this permit, and the permittee shall comply with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director of Regional Planning ("Director") for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director.
11. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

**Conditions**

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

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

13. This grant shall expire unless used within two years after the recordation of the final map(s) for Vesting Tentative Tract Map No. 47573. In the event that Vesting Tentative Tract Map No. 47573 should expire without the recordation of the final map(s), this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
14. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map No. 47573 and Conditional Use Permit Case No. 03-386-(5).
15. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map. An amended tentative tract map approved for Vesting Tentative Tract Map No. 47573 may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
16. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
17. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and any maintenance agreements and covenants to Regional Planning for review and approval.
18. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 47573.
19. The applicant shall provide no less than 179 acres of open space, representing 74 percent of the project site, within Open Space Lot Nos. 80, 81 and 82.

## Conditions

20. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-1-1 zone in accordance with Section 22.56.205 of the County Code. Associated Vesting Tentative Tract Map No. 47573 may record in phases as separate final maps, provided that the average area of all lots shown on each final map in conjunction with all previously recorded final maps complies with the minimum area requirements of the zone.
21. Prior to the issuance of any grading and/or building permit, site plans covering the applicable development phase as identified on the phasing map for Vesting Tentative Tract Map No. 47573 shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:
  - A. complies with the conditions of this grant and the standards of the zone; and
  - B. is compatible with hillside resources.
22. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.
23. Dedicate and construct a riding and hiking trail, as depicted on the approved exhibit "A" to the satisfaction of Regional Planning, Los Angeles County Department of Public Works ("Public Works") and Los Angeles County Department of Parks and Recreation. Prior to grading and/or building permit issuance, submit a site plan depicting grading, for review and approval by the Director.
24. All utilities less than 50 KV shall be placed underground.
25. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.
26. 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.
27. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.
28. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.

## Conditions

29. 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.
30. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
31. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
32. 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.
33. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
34. 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.
35. 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.
36. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
37. 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.
38. 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.

**Conditions**

39. 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.
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. During construction, all large-size truck trips shall be limited to off-peak commute periods.
43. 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.
44. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

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

**Conditions**

**Timing of Planting.** Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

45. Open space shall comprise not less than 74 percent of the project area which shall be not less than 179 acres.
46. This open space shall be dedicated to a public agency. If no public agency has been found to accept such open space, with evidence provided to the Director prior to final map approval, then the open space may be retained under the homeowners' association for ownership and maintenance.
47. All commonly owned areas shall be reserved as permanent open space. Such reservation shall be by establishment of a homeowners association, maintenance district or other appropriate means or methods to ensure to the satisfaction of the Director the permanent reservation and continued perpetual maintenance of required commonly owned areas.
48. As a means to further ensure the permanent reservation of commonly owned areas, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development. Such undivided interest shall include either an undivided interest in the commonly owned areas or a share in the corporation or voting membership in an association owning the commonly owned area.
49. No residential development shall be permitted within open space Lot Nos. 81 through 83; public facility Lot Nos. 76 through 79 and 84; and water tank Lot No. 83. Record a covenant with the County and prior to recordation, submit a copy of the covenant to the Director for approval.
50. Construct a berm on water tank Lot No. 83. Prior to grading permit issuance, submit a site plan depicting the berm for Regional Planning review and approval.
51. Record a covenant with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director for approval.
52. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director.

## Conditions

53. Upon completion of the appeal period, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Program.

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE  
LOS ANGELES, CALIFORNIA 90012**

**MITIGATED NEGATIVE DECLARATION**

**PROJECT NUMBER:** 03-386 (CUP), TR 47573

**1. DESCRIPTION:**

Subdivision of 245.8 acres into 75 single family lots, 4 debris basin lots, 3 open space lots, and one water tank lot. Conditional Use Permit submitted for hillside management/density control with grading up to 300,000 cubic yards. Grading will be balanced on site.

**2. LOCATION:**

Two miles northeast of Sierra Highway and Vasquez Canyon Road intersection.

**3. PROPONENT:**

S.R. Smith Development  
412 Arenoso Lane, Suite 107  
San Clemente, CA 92672

**4. FINDINGS OF NO SIGNIFICANT EFFECT:**

**BASED ON THE ATTACHED INITIAL STUDY AND CONDITIONS IT HAS BEEN DETERMINED THAT THIS PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

**5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS**

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

**PREPARED BY:** Impact Analysis Staff, Los Angeles County Department of Regional Planning

**DATE:** May 18, 2006



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl AICP  
Director of Planning

**PROJECT CHANGES/CONDITIONS  
DUE TO ENVIRONMENTAL EVALUATION**

**PROJECT No. 03-386-(5)  
TRACT No. 47573-(5)**

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the DRP within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports by a Mitigation Monitoring Program (MMP).

**1. Geotechnical**

To mitigate the project's potential geotechnical impacts, the applicant shall conduct all grading operations in conformance with the County Grading Code and the most current version of the Uniform Building Code (UBC).

Prior to the issuance of building permits, the applicant shall demonstrate that all structures have been designed to control the effects of seismic ground shaking and adverse soil conditions in accordance with the most recent seismic standards in the UBC and approved by the Director of Public Works.

To mitigate the project's potential geotechnical impacts, the applicant shall prepare final soils engineering and geologic studies addressing soil- and geology-related constraints and hazards related to slope stability, settlement, liquefaction and related secondary seismic hazards during preparation of final engineering and grading plans, and submit these to the Director of Public Works for review and approval, in compliance with the County Grading Code. The final engineering studies shall.

To mitigate the project's potential geotechnical impacts, the applicant shall comply with all recommendations of the approved Geotechnical Update and Liquefaction Investigation prepared by Gorian and Associates in 2003 to the satisfaction of the Department of Public Works.

**2. Flood**

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

To mitigate the project's potential impacts to drainage, the applicant shall construct five [correct number?] debris basins to contain storm water runoff and allow for the capture of storm water so that it slowly infiltrates into the soil, and is more efficiently channeled into the storm water system.

To mitigate the project's potential impacts to jurisdictional riparian or wetland areas (waters of the US), the applicant shall obtain all necessary permits from ACOE and RWQCB pursuant to Section 404 and 401 of the Federal Clean Water Act as well as from California Department of Fish and Game.

### **3. Water Quality**

The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles Department of Public Works.

To mitigate the project's potential impact on water quality, the applicant shall submit a SWPPP that incorporates BMP's for minimizing construction related pollutants and construction related sediments and debris. BMP's shall be identified and instituted pursuant to recommendations from the County's Department of Public Works.

The applicant shall install source control BMP's (long-term operational) during the grading phases to ensure that urban runoff and sediment does not enter into the existing stream channels.

### **4. Fire**

To mitigate the project's potential fire impacts, the applicant shall provide sprinkler systems in accordance with Los Angeles County Fire Department Standards as fire protection features for all proposed residential units.

To mitigate the project's potential fire impacts, the applicant shall submit a final fuel modification plan for the review and approval of the Fire Department and Regional Planning, prior to issuance of a grading permit.

To mitigate the project's potential fire impacts, prior to first submittal of the water improvement plans for the proposed project, the applicant shall submit a water system master plan, including a hydraulic distribution network analysis, for review and approval by the Department of Public Works. The plan shall demonstrate the adequacy of the proposed on-site water facilities to meet the total water demand (single-family unit, common landscape areas, and fuel modification) of the project including fire flow requirements, and location and number of the points of connection. The water tank pad must be at an elevation of 2070 feet or otherwise acceptable to the Santa Clarita Water Division. A booster station must be located at the entrance to the subdivision at Sierra Highway.

## 5. Noise

To mitigate the project's potential noise impacts, the applicant shall comply with the County Noise Ordinance that restricts construction activities to the hours between 7 a.m. and 7 p.m. weekdays and 8 a.m. to 5 p.m. on Saturdays.

To mitigate the project's potential noise impacts, the applicant shall produce evidence that:

- (a) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers.
- (b) All operations shall comply with all applicable provisions of the Los Angeles County Noise Ordinance.

## 6. Air Quality

To mitigate the project's potential impacts to air quality, the applicant shall comply with SCAQMD Rule 402 (Nuisance) and Rule 403 (Fugitive-Dust), and shall implement the following strategies:

- (a) Moisten the soil not more than 15 minutes prior to moving soil and three times a day or four times a day under windy conditions in order to maintain soil moisture of 12 percent.
- (b) On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for four or more days, apply water with a chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months.
- (c) Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface for six months.
- (d) Water excavated soil piles hourly or cover with temporary coverings.
- (e) Water exposed surfaces not undergoing active grading at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per hour or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
- (f) Wash mud-covered tires and under-carriages of trucks leaving construction site.
- (g) Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.
- (h) On any truck leaving the construction sites to dispose of debris, securely cover loads with a tight fitting tarp.

- (i) Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.
- (j) Enforce traffic speed limits of 15 miles per hour or less on all unpaved roads.

To mitigate the project's potential impacts to air quality, the applicant shall include the following measures to reduce air emissions: use of diesel particulate filters on all construction equipment, use aqueous diesel fuel and use lean NOx catalyst. In addition, the applicant shall cover all stockpile areas with tarps and shall agree to disturb no more than 0.311 acres per day during grading operations.

## **7. Biology**

To mitigate the project's potential impacts to biological resources, the applicant shall prepare a habitat management program for review and approval of the Planning Director prior to the issuance of a grading permit, which shall include the following components:

- (a) A plan for the relocation of any reptile species observed in the construction area to non-development areas.
- (b) A plan to ensure that fire clearance following occupation of the site shall be performed manually and to the minimum standards identified by the Fire Department to ensure fire protection safety.
- (c) A landscape plan demonstrating that no urban landscaping extends into the natural open space and that no irrigation is placed within the native vegetation.
- (d) As part of the CC&R's, homeowners shall be advised as to the presence of sensitive native reptiles within open space areas, and if found on their property, they shall not be disturbed.
- (e) Dogs, cats, and other pets are to be contained to houses and yards by fencing or other means and shall not be allowed to roam free. Dogs shall be leashed at all times when being walked. These pet requirements shall be memorialized in the CC&R's.

To mitigate the project's potential impacts to biological resources, the applicant shall submit a grading plan that limits grading on all lots to a residential envelope along the roadway frontage, and shall designate the remainder of the lot to deed-restricted natural open space.

To mitigate the project's potential impacts to biological resources, the applicant shall perform all fire clearance manually, to the minimum standards acceptable to the County Fire Department and insurance carriers. The perimeter of the development areas shall be fenced or walled in such a manner so as to limit the need for extended fire clearance.

To mitigate the project's potential impacts to biological resources, the applicant shall submit a landscape plan to be reviewed and approved, which demonstrates the use of only drought-tolerant locally indigenous species, and irrigation for common areas shall not extend beyond the

residential footprint to the satisfaction of the Department of Regional Planning. The landscape plan shall include areas where Riversidean Sage Scrub will be planted, and which will include four-winged saltbush (*Atriplex canescens*) and *Harpagonella palmeri*, where appropriate. The following species shall not be permitted within the planting palette: gum tree (*Eucalyptus*, all species), tree of heaven (*Ailanthus*), Australian pine (*Casuarina* sp.), any type of pepper tree (*Schinus molle*, *S. terebinthifolia*); any genus or species of iceplant (*Mesembryanthemum*, *Carpobrotus*, etc.); pampas grass (*Cortaderia* sp.), or fountain grass (*Pennisetum setaceum*). All of these species commonly escape cultivation, invading and degrading natural open space.

To mitigate the project's potential impacts to biological resources, the applicant shall submit a lighting plan to be reviewed and approved prior to issuance of building permits, which utilizes minimal lighting on shortened poles (to be used only as necessary) with shielded and downward directed, nonreflective lighting, with intensity reduction during the overnight hours to the minimum amount required to ensure public safety.

To mitigate the project's potential impacts to biological resources, vehicles associated with project construction and grading shall be staged within existing disturbed areas in the southern portion of the development envelope, or offsite along Sierra Highway. No vehicle or materials staging shall be situated within areas of habitat outside of the project grading footprint. Chemicals, such as gasoline, diesel fuel, solvents, and paints, shall be stored in locker or on tarps in open dirt areas or on special pads, away from drainages, or shall be stored offsite. Vehicles and equipment may not be cleaned on the site, nor may excess cement or slurry be dumped onto the site.

## 8. Cultural Resources

To mitigate the project's potential to impact cultural resources, the applicant shall suspend all earth moving operations should buried or obscured cultural deposit become evident in the course of grading until such time as a qualified archaeologist or Native American tribal monitor may be consulted to evaluate said discovery and develop an appropriate recommendation for data recovery or preservation.

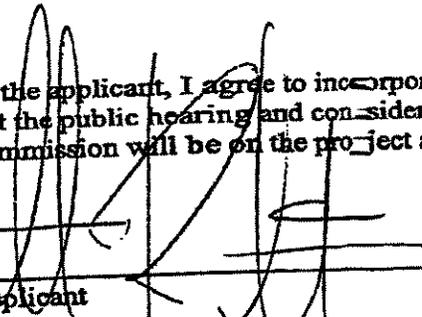
## 9. Library Services

To mitigate the project's potential to impact library services within Planning Area 1, Canyon Country Jo Anne Darcy Library service area, the applicant shall pay to the County Public Library the current Planning Area 1 Developer Fee (\$677 per dwelling unit as of March, 2005) at the time of the issuance of building permits.

## Mitigation Compliance

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

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

  
\_\_\_\_\_  
Applicant

5.17.06  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date

**MITIGATION MONITORING PROGRAM**  
**Project No. 03-386-(5)**  
**Tract No. 47573**

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p><b>1.0 Geotechnical</b></p> <p>1.1 The applicant shall conduct all grading operations in conformance with the County Grading Code and the most current version of the Uniform Building Code (UBC).</p>	<p>Review and evaluation of grading plans for compliance with County grading codes and UBC.</p>	<p>Prior to issuance of grading permits.</p>	<p>Applicant</p>	<p>Public Works</p>
<p>1.2 Prior to the issuance of building permits, the applicant shall demonstrate that all structures have been designed to control the effects of seismic ground shaking and adverse soil conditions in accordance with the most recent seismic standards in the UBC and approved by the Director of Public Works.</p>	<p>Review and evaluation of structural design for compliance with County grading codes and UBC.</p>	<p>Prior to issuance of building permits.</p>	<p>Applicant</p>	<p>Public Works</p>
<p>1.3 The applicant shall prepare final soils engineering and geologic studies addressing soil- and geology-related constraints and hazards, related to slope stability, settlement, liquefaction and related secondary seismic hazards during preparation of final engineering and grading plans, and submit these to the Director of Public Works for review and approval, in compliance with the County Grading Code. The final engineering studies shall.</p>	<p>Preparation of final soils engineering and geologic studies for review and approval.</p>	<p>Prior to issuance of grading permit.</p>	<p>Applicant</p>	<p>Public Works</p>

1.4 The applicant shall comply with all recommendations of the approved Geotechnical Update and Liquefaction Investigation prepared by Gorian and Associates in 2003 to the satisfaction of the Department of Public Works.	Demonstration of compliance with 2003 geotechnical report.	Prior to issuance of grading permit and during grading, and site preparation.	Applicant	Public Works
<b>2.0 Flood</b>				
2.1 The applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.	Demonstration of compliance with approved drainage concept	Prior to issuance of grading permit and during grading and site preparation.	Applicant	Public Works
2.2 The applicant shall construct five [?] debris basins to contain storm water runoff and allow for the capture of storm water so that it slowly infiltrates into the soil, and is more efficiently channeled into the storm water system.	Construct five [?] debris basins as identified in the approved drainage concept.	Prior to issuance of building permits.	Applicant	Public Works
2.3 The applicant shall obtain all necessary permits from ACOE and RWQCB pursuant to Section 404 and 401 of the Federal Clean Water Act as well as from California Department of Fish and Game.	Obtain any necessary ACOE, RWQCB and Fish & Game permits.	Prior to issuance of grading permit.	Applicant	Public Works
<b>3.0 Water Quality</b>				
3.1 The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles Department of Public Works	Approval or waiver of the NPDES permit.	Prior to issuance of grading permit and site preparation.	Applicant	Public Works Regional Water Quality Control Board

<p>3.2 The applicant shall submit a SWPPP that incorporates BMP's for minimizing construction related pollutants and construction related sediments and debris. BMP's shall be identified and instituted pursuant to recommendations from the County's Department of Public Works.</p>	<p>Submission and approval of SWPPP</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant</p>	<p>Public Works</p>
<p>3.3 The applicant shall install source control BMP's (long-term operational) during the grading phases to ensure that urban runoff and sediment do not enter into the existing stream channels.</p>	<p>Installation of BMPs.</p>	<p>Prior to issuance of building permit.</p>	<p>Applicant</p>	<p>Building &amp; Safety</p>
<p><b>4.0 Fire</b></p>				
<p>4.1 The applicant shall provide sprinkler systems in accordance with Los Angeles County Fire Department Standards as fire protection features for all proposed residential units.</p>	<p>Installation of fire sprinkler systems</p>	<p>Prior to issuance of certificates of occupancy.</p>	<p>Applicant</p>	<p>Building &amp; Safety</p>
<p>4.2 The applicant shall submit a final fuel modification plan for the review and approval of the Fire Department and Regional Planning.</p>	<p>Approval of fuel modification plan.</p>	<p>Prior to issuance of grading permit.</p>	<p>Applicant</p>	<p>Fire Department Regional Planning</p>
<p>4.3 Prior to first submittal of the water improvement plans for the proposed project, the applicant shall submit a water system master plan, including a hydraulic distribution network analysis, for review and approval by the Department of Public Works. The plan shall demonstrate the adequacy of the proposed on-site water facilities to</p>	<p>Approval of water system master plan.</p>	<p>Prior to issuance of building permits.</p>	<p>Applicant</p>	<p>Public Works Santa Clarita Water Division</p>

<p>meet the total water demand (single-family unit, common landscape areas, and fuel modification) of the project including fire flow requirements, and location and number of the points of connection. The water tank pad must be at an elevation of 2070 feet or otherwise acceptable to the Santa Clarita Water Division. A booster station must be located at the entrance to the subdivision at Sierra Highway.</p>				
<p><b>5.0 Noise</b>  5.1 The applicant shall comply with the County Noise Ordinance that restricts construction activities to the hours between 7 a.m. and 7 p.m. weekdays and 8 a.m. to 5 p.m. on Saturdays.</p>	<p>Compliance with Noise Ordinance</p>	<p>During grading and construction.</p>	<p>Applicant and Building Contractor</p>	<p>Building &amp; Safety Health Services</p>
<p>5.2 To mitigate the project's potential noise impacts, the applicant shall produce evidence that:  (a) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers.  (b) All operations shall comply with all applicable provisions of the Los Angeles County Noise Ordinance.</p>	<p>Construction equipment operation and maintenance.</p>	<p>During grading and construction.</p>	<p>Applicant and Building Contractor</p>	<p>Building &amp; Safety</p>

<p><b>6.0 Air Quality</b></p> <p>6.1 The applicant shall comply with SCAQMD Rule 402 (Nuisance) and Rule 403 (Fugitive-Dust), and shall implement the following strategies:</p> <p>(a) Moisten the soil not more than 15 minutes prior to moving soil and three times a day or four times a day under windy conditions in order to maintain soil moisture of 12 percent.</p> <p>(b) On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for four or more days, apply water with a chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months.</p> <p>(c) Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface for six months.</p> <p>(d) Water excavated soil piles hourly or cover with temporary coverings.</p>	<p>Construction procedures to reduce air quality impacts</p>	<p>During grading and construction.</p>	<p>Applicant</p>	<p>Building &amp; Safety South Coast AQMD</p>
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<p>(e) Water exposed surfaces not undergoing active grading at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per hour or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.</p>				
<p>(f) Wash mud-covered tires and under-carriages of trucks leaving construction site.</p>				
<p>(g) Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.</p>				
<p>(h) On any truck leaving the construction sites to dispose of debris, securely cover loads with a tight fitting tarp.</p>				
<p>(i) Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour.</p>				
<p>(j) Enforce traffic speed limits of 15 miles per hour or less on all unpaved roads.</p>				

<p>6.2 The applicant shall include the following measures to reduce air emissions: use of diesel particulate filters on all construction equipment, use aqueous diesel fuel and use lean NOx catalyst. In addition, the applicant shall cover all stockpile areas with tarps and shall agree to disturb no more than 0.311 acres per day during grading operations.</p>	<p>Construction procedures to reduce air quality impacts</p>	<p>During grading operations</p>	<p>Applicant</p>	<p>Building &amp; Safety South Coast AQMD</p>
<p><b>7.0 Biology</b> 7.1 The applicant shall prepare a habitat management program for review and approval of the Planning Director prior to the issuance of a grading permit, which shall include the following components:  (a) A plan for the relocation of any reptile species observed in the construction area to non-development areas.  (b) A plan to ensure that fire clearance following occupation of the site shall be performed manually and to the minimum standards identified by the Fire Department to ensure fire protection safety.  (c) A landscape plan demonstrating that no urban landscaping extends into the natural open space and that no irrigation is placed within the native vegetation.</p>	<p>Habitat management program</p>	<p>Prior to issuance of grading permits.</p>	<p>Applicant</p>	<p>Regional Planning</p>

<p>(d) As part of the CC&amp;R's, homeowners shall be advised as to the presence of sensitive native reptiles within open space areas, and if found on their property, they shall not be disturbed.</p> <p>(e) Dogs, cats, and other pets are to be contained to houses and yards by fencing or other means and shall not be allowed to roam free. Dogs shall be leashed at all times when being walked. These pet requirements shall be memorialized in the CC&amp;R's.</p>				
<p>7.2 The applicant shall submit a grading plan that limits grading on all lots to a residential envelope along the roadway frontage, and shall designate the remainder of the lot to deed-restricted natural open space.</p>	<p>Reduced development footprint.</p>	<p>Prior to grading.</p>	<p>Applicant</p>	<p>Regional Planning</p>
<p>7.3 The applicant shall perform all fire clearance manually, to the minimum standards acceptable to the County Fire Department and insurance carriers. The perimeter of the development areas shall be fenced or walled in such a manner so as to limit the need for extended fire clearance.</p>	<p>Minimized fire clearance; incorporation in CC&amp;Rs.</p>	<p>Prior to occupancy certificate or final inspection</p>	<p>Applicant</p>	<p>Regional Planning Fire Department</p>

<p>7.4 The applicant shall submit a landscape plan to be reviewed and approved, which demonstrates the use of only drought-tolerant locally indigenous species, and irrigation for common areas shall not extend beyond the residential footprint to the satisfaction of the Department of Regional Planning. The landscape plan shall include areas where Riversidean Sage Scrub will be planted, and which will include four-winged saltbush (<i>Atriplex canescens</i>) and <i>Harpagonella palmeri</i>, where appropriate. The following species shall not be permitted within the planting palette: gum tree (<i>Eucalyptus</i>, all species), tree of heaven (<i>Ailanthus</i>), Australian pine (<i>Casuarina</i> species), any type of pepper tree (<i>Schinus molle</i>, <i>S. terebinthifolia</i>); any genus or species of iceplant (<i>Mesembryanthemum</i>, <i>Carpobrotus</i>, etc.); pampas grass (<i>Cortaderia</i> species), or fountain grass (<i>Pennisetum setaceum</i>). All of these species commonly escape cultivation, invading and degrading natural open space.</p>	<p>Approval of landscape plan.</p>	<p>Prior to grading.</p>	<p>Applicant</p>	<p>Regional Planning</p>
<p>7.5 The applicant shall submit a lighting plan to be reviewed and approved prior to issuance of building permits, which utilizes minimal lighting on shortened poles (to be used only as necessary) with</p>	<p>Approval of lighting plan.</p>	<p>Prior to the issuance of building permits.</p>	<p>Applicant</p>	<p>Regional Planning</p>

<p>shielded and downward directed, nonreflective lighting, with intensity reduction during the overnight hours to the minimum amount required to ensure public safety.</p>				<p>Building &amp; Safety</p>
<p>7.6 Vehicles associated with project construction and grading shall be staged within existing disturbed areas in the southern portion of the development envelope, or offsite along Sierra Highway. No vehicle or materials staging shall be situated within areas of habitat outside of the project grading footprint. Chemicals, such as gasoline, diesel fuel, solvents, and paints, shall be stored in locker or on tarps in open dirt areas or on special pads, away from drainages, or shall be stored offsite. Vehicles and equipment may not be cleaned on the site, nor may excess cement or slurry be dumped onto the site.</p>	<p>Applicant</p>	<p>During grading and construction</p>		
<p><b>8.0 Cultural Resources</b></p> <p>8.1 The applicant shall suspend all earth moving operations should buried or obscured cultural deposit become evident in the course of grading until such time as a qualified archaeologist or Native American tribal monitor may be consulted to evaluate said discovery and develop an appropriate recommendation for data recovery or preservation.</p>	<p>Applicant or Grading Contractor</p>	<p>During all grading operations</p>	<p>Suspend earth-moving operations</p>	<p>Regional Planning</p>

<p><b>9.0 Library Services</b></p> <p>9.1 The applicant shall pay to the County Public Library the current Planning Area 1 Developer Fee (\$677 per dwelling unit as of March, 2005) at the time of the issuance of building permits.</p>	<p>Payment of Applicable Developer Fees</p>	<p>Prior to the issuance of building permits.</p>	<p>Applicant</p>	<p>County Public Library</p>
<p><b>9.0 Mitigation Compliance</b></p> <p>9.1 As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.</p>	<p>Submittal of annual Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account</p>	<p>Annual</p>	<p>Applicant</p>	<p>Regional Planning</p>





**\*\*\* INITIAL STUDY \*\*\*  
COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

**Map Date:** March 28, 2005 **Staff Member:** Hsiao-ching Chen

**Comas Guide:** 4462 D 2-3, E 2-3, F 2-3 **USGS Quad:** Mint Canyon

**Location:** 15600 Sierra Highway, 2,000 feet north of Vasquez Way, Mint Canyon

**Description of Project:**

The proposed project is a request for a Tentative Tract Map and a Hillside Management and Density Control Conditional Use Permit to allow for the creation of seventy-five (75) single-family residential lots ranging in size from .46 to 2.01 acres, four debris basin lots, three open space lots, and one water tank lot (at the elevation 2,070 msl) totaling 83 lots. On- and off-site infrastructure for public water and sewer services will be constructed. A single primary access road for ingress and egress onto Sierra Highway will serve the proposed residences. The proposed project would be constructed in three phases and an estimated 300,000 cubic yards of grading will be balanced on site. In addition to annexation to the Los Angeles County Sanitation Districts, an off-site water system improvement project is required to provide potable water for TR47573: an 18-inch diameter water line will be installed from an existing water line's current terminus to the Tract boundary on the north/west side of Sierra Highway within the existing Sierra Highway road easement in the southbound lane. Total length of the pipeline is 10,175 linear feet. The maximum length of pipeline installed each day is 300 feet and the pipeline trench line is a maximum of 5 feet wide and 10 feet deep. The total working days to complete this pipeline project are estimated to be 35 days. This pipeline project will take place prior to grading of the project site in order to provide water to the site for fugitive dust control

**Gross Acres:** Approximately 245.8 acres

**Environmental Setting:**

The project site is located north west of Sierra Highway, and north of the city of Santa Clarita, and 2,000 feet north of Vasquez Way in the Mint Canyon area. The site is south of the Angeles National Forest boundary, and east of Vasquez Canyon Road. Commercial uses lie to the south of the project site along Sierra Highway, single-family residences are located to the south and west, and vacant land lies to the north, south and east of the site. The project area is undeveloped and has variable slopes, hillside gradients and valleys. Approximately 57% of the site's 245 acres are within a hillside management area (slopes greater than 25%). Areas of native and non-native vegetation cover the site. There are also portions of the property that have been altered by grading and off-road vehicle use. There is a jurisdictional blue line stream and several other small streams on the subject property that run into Mint Canyon Creek located to the south of the project site. Proposed access road crosses Mint Canyon Creek.

**Zoning:** A-1-1, C-3

**General Plan:** R: Rural

**Community/Area wide Plan:** (Santa Clarita Valley Area Plan)  
N 2: Non-Urban 2; HM: Hillside Management; W: Floodway/Floodplain

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION &amp; STATUS</u>
-249 / TR 060259	492 single-family residential units on 500 acres NE of Canyon Country; Pending
-301 / TR 060359	50 single-family residential units on 81 acres N/NW of Canyon Country; Pending
-044 TR 48086	552 residential units on 586 acres; Approved by RPC; Authorized by BOS
-009/TR 36943	197 residential units, 1 park lot on 225 acres; Approved 12/09/1998
-248/PM 27011	2SF on 7.2 acres; Pending
-156/TR 47574	7 single family lots; Approved 07/02/2002
-258/TR 44344	68 single family lots, 1 park/open space lot on 43 acres; Recorded 1989
-75/TR060922	1,325 single-family lots, 1 school site, park lands, and open space; Pending

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
- AQMD
- 
- 
- 

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns.
- City of Santa Clarita
- William S. Hart High School District
- Sulphur Springs Union School District
- Newhall County Water District

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- Sanitation Districts
- DPW: Watershed Mgmt. Div.; Traffic & Lighting Division; Geotechnical & Mat. Engineering Division; Land Development Division; Environmental Programs Division; Design Division; Waterworks/Sewer Maintenance Division
- Health Services: Environmental Hygiene Program
- Fire Department
- Public Library
- Sheriff Department
- Parks & Recreation

Trustee Agencies

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

- Santa Clarita Valley Historical Society
- SCOPE
- Southern California Edison
- Santa Clarita Water Division
- Sand Canyon HOA
- CHIP, CA Water Network

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
HARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Liquefaction; Earthquake Induced Landslides; Hillside area; near Mint Canyon fault; 300,000 c.y. grading
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Blue line stream; 100 year flood area
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Zone 4
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction & operational noise
SOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NPDES compliance; runoff; blue line stream
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Short-term construction & long-term operational emissions; 300,000 c.y. grading
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Undeveloped hillside; Removal of and impact to significant habitat and native species
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stop work condition to be imposed
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Undeveloped hillsides
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Increased daily vehicle trips; road construction
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Expansion of public sewer trunk line necessary
	3. Education	18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Increase in local student population; limited student capacity at local districts; library service
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire protection and public safety services
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sewer system expansion; fire protection & public safety services; solid waste
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CUP for Density Controlled Development and Hillside Management
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Growth inducement
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Geotechnical, flood, water quality, air quality, biota, traffic/access, sewage disposal, education, public safety services, growth inducement, visual

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: 7: Non-Urban Hillside

Yes  No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

Yes  No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

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

Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

Check if DMS overview worksheet completed (attached)

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

**Environmental Finding:**

INITIAL 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.

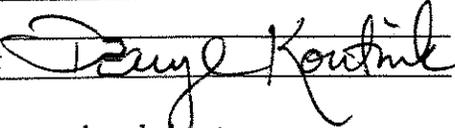
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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/LA 101). The EIR is required to analyze only the factors not previously addressed.

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

Approved by: Daryl Koutnik  Date: 17 MAY 2006

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.

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).

**HAZARDS - 1. Geotechnical**

**POTENTIAL IMPACTS**

Yes No Maybe

- Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?  
*Within 1/2 mile of Mint Canyon Fault (LA County Safety Element Plate 1: Fault Rupture Hazards and Historic Seismicity); Liquefaction area (LA County Safety Element: Liquefaction Susceptibly); Liquefaction Zone & Earthquake-Induced Landslides Zone (State of California Seismic Hazards Zones map, Mint Canyon Quadrangle)*
- Is the project site located in an area containing a major landslide(s)?  
*Earthquake-Induced Landslides Zone (State of California Seismic Hazards Zones map, Mint Canyon Quadrangle). However, no evidence of landslide was found on the project site according to the project-specific geotechnical investigation.*
- Is the project site located in an area having high slope instability?  
*Approximate Hillside Boundary (LA County Safety Element Plate 5: Landslides Inventory)*
- Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?  
*Liquefaction area (LA County Safety Element: Liquefaction Susceptibly); Liquefaction Zone & Earthquake-Induced Landslides Zone (State of California Seismic Hazards Zones map, Mint Canyon Quadrangle)*
- Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
- Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?  
*300,000 c.y. of cut and 300,000 fill are anticipated on site; approximately 57% of the site has slopes over 25 %.*
- 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?
- 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

Applicant shall comply with all requirements set forth by the SCM from the Department of Public Works.  
Geo report including mitigation measures dated 7/28/04 by Gorian and Associates pending review.

**CONCLUSION**

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

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

**HAZARDS - 2. Flood**

**ATTENDING/IMPACTS**

Yes    No    Maybe

- |                                     |                                     |                                     |   |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Is there a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?<br><i>Unnamed blue line stream and other smaller streams run through the site and into Mint Canyon Creek located south of the project site.</i>              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?<br><i>Portion of the site is located in a 100 Year Flood Area (Los Angeles County General Plan Safety Element Plate 6: Flood &amp; Inundation Hazards Areas)</i> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site located in or subject to high mudflow conditions?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off?<br><i>Project site is located in a 100 Year Flood Area (Los Angeles County General Plan Safety Element Plate 6: Flood &amp; Inundation Hazards Areas)</i>                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Would the project substantially alter the existing drainage pattern of the site or area?<br><i>There is a blue line stream on the property and several other streams running on the site that will be filled.</i>   |
| <input type="checkbox"/>            | <input 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

*Applicant shall comply with all requirements set forth by the SCM from the Department of Public Works.*

*Drainage concept/SUSMP Study dated June 2004 by Diamond West Engineering cleared.*

**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**

**IMPACTS**

Yes    No    Maybe

           Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?  
*Project is located in Fire Zone 4 (Los Angeles County General Plan Safety Element: Wildland & Urban Fire Hazards)*

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           Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?  
*New roads will need to be constructed to serve the 75 residential units on single means of access.*

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           Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?

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           Is the project site located in an area having inadequate water and pressure to meet fire flow standards?  
*There is no public water serving the project site; infrastructure will be constructed for water supplied from Santa Clarita Water Division.*

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           Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?

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           Does the proposed use constitute a potentially dangerous fire hazard?

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           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

*Applicant shall comply with all requirements set forth by SCM from the Fire Department.*

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**CONCLUSION**

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

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

**HAZARDS - 4. Noise**

**ATTING/IMPAIRMENTS**

Yes    No    Maybe

           Is the project site located near a high noise source (airports, railroads, freeways, industry)?  
*Project located adjacent to Sierra Highway, which is approximately 1/4 mile east of the closest proposed residential units.*

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           Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?  
*The project is a residential development and the closest residential community is approximately two miles from the project/grading area.*

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           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?  
*Construction and operational noise*

---

           Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

---

           Other factors?

---

**STANDARD CODE REQUIREMENTS**

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

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

Lot Size     Project Design (development setback from Sierra Highway)     Compatible Use

*Current Average Daily Trip (ADT) on Sierra Highway north of Vasquez Canyon Rd is 10,328 vehicles, which will produce a background CNEL value of about 67 dBA at 50 feet from the roadway center line. At 3 decibels of attenuation per doubling of distance, the sound level would be about 58 dBA CNEL at the residence located closest to Sierra Highway.*

---

**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 - 2. Air Quality**

**MITIGATING/IMPACTS**

Yes    No    Maybe

Yes     No     Maybe    Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?  
*Closest residential lots are approximately 1/4 miles to the east of the project site.*

Yes     No     Maybe    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?  
*The pipeline project, which is to be done prior to grading of the subdivision construction (unmitigated): ROG-8.5 lbs/day, NOx-56.56 lbs/day, CO-70.08 lbs/day, SO2-0.00 lbs/day, PM10-2.79 lbs/day. Project construction emissions(w/mitigation): ROG-65.22 lbs/day, NOx-95.52 lbs/day, CO-142.95 lbs/day, SO2-0.07 lbs/day, PM10-1.48 lbs/day; Project operational & area emissions (unmitigated): ROG-13.32 lbs/day, NOx-11.14 lbs/day, CO-118 lbs/day, SO2-0.12 lbs/day, PM10- 8.09 lbs/day.*

Yes     No     Maybe    Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?  
*300,000 cubic yards of grading are proposed on site.*

Yes     No     Maybe    Would the project conflict with or obstruct implementation of the applicable air quality plan?

Yes     No     Maybe    Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?  
*Santa Clarita Valley is a non-attainment area.*

Yes     No     Maybe    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 emissions which exceed quantitative thresholds for ozone precursors)?  
*Project is likely to create cumulatively considerable net increase of pollutants in the South Coast Air Basin.*

Yes     No     Maybe    Other factors?

**STANDARD CODE REQUIREMENTS**

Health and Safety Code – Section 40506

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

Project Design     Air Quality Report

*URBEMIS2002 modeling results on file. See attached mitigation measures for detail.*

**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 - 2. Air Quality**

**MITIGATION/IMPACTS**

- | Yes                                 | No                                  | Maybe                               |   |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <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?<br><i>Closest residential lots are approximately 1/4 miles to the east of the project site.</i>  |
| <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?<br><i>The pipeline project, which is to be done prior to grading of the subdivision construction (unmitigated): ROG-8.5 lbs/day, NOx-56.56 lbs/day, CO-70.08 lbs/day, SO2-0.00 lbs/day, PM10-2.79 lbs/day. Project construction emissions(w/mitigation): ROG-65.22 lbs/day, NOx-95.52 lbs/day, CO-142.95 lbs/day, SO2-0.07 lbs/day, PM10-1.48 lbs/day; Project operational &amp; area emissions (unmitigated): ROG-13.32 lbs/day, NOx-11.14 lbs/day, CO-118 lbs/day, SO2-0.12 lbs/day, PM10- 8.09 lbs/day.</i> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?<br><i>300,000 cubic yards of grading are proposed on site.</i>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Would the project conflict with or obstruct implementation of the applicable air quality plan?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?<br><i>Santa Clarita Valley is a non-attainment area.</i>  |
| <input checked="" type="checkbox"/> | <input 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 emissions which exceed quantitative thresholds for ozone precursors)?<br><i>Project is likely to create cumulatively considerable net increase of pollutants in the South Coast Air Basin.</i>  |
| <input type="checkbox"/>            | <input 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

*URBEMIS2002 modeling results on file. See attached mitigation measures for detail.*

**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**

**IMPACTS**

Yes No Maybe

- Yes     No     Maybe    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? *The project site is undeveloped with natural habitats.*

---

- Yes     No     Maybe    Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?  
*All vegetation will be removed for future development and fire clearance on a minimum of 60 acres of the project site.*

---

- Yes     No     Maybe    Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?  
*An unnamed blue line stream and other smaller streams tributary to Mint Canyon run through the project site.*

---

- Yes     No     Maybe    Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?  
*Riversidean sage scrub, California scrub oak, California sage scrub, needlegrass*

---

- Yes     No     Maybe    Does the project site contain oak or other unique native trees (specify kinds of trees)? *Scrub oaks*

---

- Yes     No     Maybe    Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?  
*Species found on the project site: Palmer's grapplinghook; Other sensitive species found in the area: San Diego horned lizard, coastal California gnatcatcher, slender-horned spineflower, San Fernando Valley spineflower, slender mariposa lily, Catalina mariposa lily, Plummer's mariposa lily.*

---

- Yes     No     Maybe    Other factors (e.g., wildlife corridor, adjacent open space linkage)?  
*Local wildlife movement corridor through the upper Mint Canyon drainage*

- MITIGATION MEASURES** /  **OTHER CONSIDERATIONS**
- Lot Size     
  Project Design     
  ERB/SEATAC Review     
  Oak Tree Permit

*Revised Biological Resources Assessment including mitigation measures dated July 4, 2004 by Frank Hovore & Associates on file.*

**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**

**FINDING/IMPACTS**

Yes No Maybe

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?  
*There is a drainage course on the subject property.*

Does the project site contain rock formations indicating potential paleontological resources?

Does the project site contain known historic structures or sites?

Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Other factors?

**MITIGATION MEASURES / OTHER CONSIDERATIONS**

Lot Size  Project Design  Phase 1 Archaeology Report

*Phase I Archaeological Report was prepared for a previously proposed project on the subject property. No further study was recommended in the report prepared by Greenwood & Associates dated June 1996. Stop work condition to be imposed.*

**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

**IMPACTS**

Yes No Maybe

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?

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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?

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Other factors?

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**MITIGATION MEASURES /  OTHER CONSIDERATIONS**

Lot Size  Project Design

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**CONCLUSION**

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

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

RESOURCES - 6. Agriculture Resources

EFFECTING/IMPACTS

Yes No Maybe

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?

Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

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?

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**

**ATTING/IMPACTS**

Yes    No    Maybe

           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?  
*Sierra Highway is scenic*

           Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?  
*Mint Canyon Trail is proposed in the area but alignment is uncertain.*

           Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?  
*Project site is 245.8 acres in size and is undeveloped with characteristic sandstone peaks.*

           Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

           Is the project likely to create substantial sun shadow, light or glare problems?

           Other factors (e.g., grading or landform alteration)?  
*There will be grading on 60 acres of the site; some hillsides will be substantially altered.*

MITIGATION MEASURES /  OTHER CONSIDERATIONS  
 Lot Size             Project Design             Visual Report             Compatible Use

*There are undeveloped hillsides on the site; commercial properties exist to the south.  
Landscape plan (see Biota Mitigation) to be reviewed and approved by DRP and FD prior to issuance of grading permit.*

**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**

**IMPACTS**

Yes No Maybe

- Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?  
*75 single-family residences to be accessed via Sierra Highway. Sierra Highway and Soledad Canyon intersection is congested.*

---

- Will the project result in any hazardous traffic conditions?

---

- Will the project result in parking problems with a subsequent impact on traffic conditions?

---

- Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?  
*New road construction is planned as part of the proposed project to provide a single access road.*

---

- 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?  
*DPW letter of 8/22/05 concluded that the project will not have significant impacts to the CMP monitored locations in the area.*

---

- Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?

---

- Other factors?  
*Potential cumulative impact to the Eastside B&T District.*

- MITIGATION MEASURES /  OTHER CONSIDERATIONS
- Project Design  Traffic Report  Consultation with Traffic & Lighting Division
- Traffic Study including CMP analysis and traffic conditions dated October 27, 2004 by RBF Consulting has been submitted to DPW T&L. DPW letter of 8/22/05 conclude no significant impact with traffic infrastructure conditions.*

**CONCLUSION**

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

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

**SERVICES - 2. Sewage Disposal**

**IMPACTS**

Yes No Maybe

If served by a community sewage system, could the project create capacity problems at the treatment plant?

*The Los Angeles County Sanitation Districts operate two water reclamation plants (WRPs), the San Gabriel WRP and the Valencia WRP, which provide wastewater treatment in the Santa Clarita Valley. These facilities are interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System. The SCVISS has a design capacity of 28.1 mgd and currently processes an average flow of 18.7 mgd.*

Could the project create capacity problems in the sewer lines serving the project site?

*The wastewater flow originating from the proposed project would have to be transported to the Districts' trunk sewer by local sewer(s) that are not maintained by the Districts. The wastewater generated from the project will be conveyed via a new sewerline constructed as part of the project to the Soledad Canyon Truck Sewer, Section 5. This 18-inch trunk sewer has a design capacity of 5.7 mgd and conveyed a peak flow of 2.3 mgd when last measured in 2003.*

Other factors?

**STANDARD CODE REQUIREMENTS**

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

**MITIGATION MEASURES /  OTHER CONSIDERATIONS**

*Project includes annexation to the Sanitation Districts and construction of extension of sewage collection lines from intersection of Sierra Highway and Vasquez Canyon Road to the project entrance and then to the residential subdivision.*

*Verification of Capacity for Existing Sewer System Located in the City of Santa Clarita Accounting for Additional Flow From TR52990 and TR47573" (Sewer Area Study) pending review.*

**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

**S ERVICES - 3. Education**

**MITIGATING/IMPACTS**

Yes No Maybe

- |                                     |                          |                                     |  |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Could the project create capacity problems at the district level?<br/> <i>William S. Hart High School District and Sulphur Springs School District are operating over capacity.</i></p> <hr/>   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Could the project create capacity problems at individual schools that will serve the project site?<br/> <i>Mint Canyon Elementary School which currently has 380 students is the closest elementary school to serve the site.</i></p> <hr/>   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Could the project create student transportation problems?<br/> <i>It is anticipated that most students will arrive by private vehicles.</i></p> <hr/>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <p>Could the project create substantial library impacts due to increased population and demand?<br/> <i>Project site will be served by County Library District 1 and is within the Canyon Country Jo Anne Darcy Library service area. The library is a 12,864 sq.ft. facility and has a current collection of 109,796 books and other materials.</i></p> <hr/> |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <p>Other factors?</p> <hr/> <hr/>  |

**MITIGATION MEASURES / OTHER CONSIDERATIONS**

Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee

*Project will yield an estimated 90 new students from K-12. Current developer fee for Planning Area 1 is \$677 per dwelling unit. The applicant shall pay applicable developer school and library fees prior to issuance of any building permit as conditions of approval.*

---

**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**

**POTENTIAL/IMPACTS**

Yes No Maybe

- Yes  No  Maybe  
Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?  
*Approx. 5 miles to Fire Station 107: 18239 Soledad Canyon Road., Canyon Country; Santa Clarita Valley Sheriff Station: 23740 Magic Mountain Pkwy., Valencia, California 91355, which is approximately 10-12 miles from the site.*

---

- Yes  No  Maybe  
Are there any special fire or law enforcement problems associated with the project or the general area?

---

- Yes  No  Maybe  
Other factors?  
*CHP local office servicing the project area: 27858 Golden State Hwy, Santa Clarita, CA 91384*

**MITIGATION MEASURES /  OTHER CONSIDERATIONS**  
Fire Mitigation Fee

*See discussion under Fire Mitigation*

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**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**

**EVALUATING/IMPACTS**

Yes    No    Maybe

           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?

*It is anticipated that infrastructure will be constructed to provide connection to the Santa Clarita Water Division; no infrastructure currently exists on site. Annexation to the district will be required.*

           Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

*Water supplies are limited in the region and water will be supplied through Santa Clarita Water Division.*

           Could the project create problems with providing utility services, such as electricity, gas, or propane?

*There is a major Southern California Edison electrical transmission network adjacent to the project site.*

           Are there any other known service problem areas (e.g., solid waste)?

           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)?

           Other factors?

**STANDARD CODE REQUIREMENTS**

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

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design

*copy of the Main Extension Contract effective date 12/9/04 with the Santa Clarita Water Division on file. A 0,175 liner feet of pipelines will be installed to provide project's water supply infrastructure. A water tank is proposed at the elevation of 2,070 feet, which meets the SCWD requirements, on the proposed Lot 83.*

**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**

**MITIGATION/IMPACTS**

Yes No Maybe

Will the project result in an inefficient use of energy resources?

Will the project result in a major change in the patterns, scale, or character of the general area or community?

*Undeveloped hillside areas will be developed for urban residential use.*

Will the project result in a significant reduction in the amount of agricultural land?

Other factors?

**STANDARD CODE REQUIREMENTS**

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

**MITIGATION MEASURES /  OTHER CONSIDERATIONS**

Lot Size  Project Design  Compatible Use

*Please see discussion under the Visual factor.*

**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**

**MITIGATING/IMPACTS**

Yes	No	Maybe	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
<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?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?
<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?
<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?
<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?
<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?
<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?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES /  OTHER CONSIDERATIONS  
 Toxic Clean-up Plan

**CONCLUSION**

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

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

**OTHER FACTORS - 3. Land Use**

**IMPACTING/IMPACTS**

Yes    No    Maybe

           Can the project be found to be inconsistent with the plan designation(s) of the subject property?

           Can the project be found to be inconsistent with the zoning designation of the subject property?

Can the project be found to be inconsistent with the following applicable land use criteria:

           Hillside Management Criteria?

           SEA Conformance Criteria?

           Other?

           Would the project physically divide an established community?

           Other factors?

**] MITIGATION MEASURES /  OTHER CONSIDERATIONS**

*Project includes a Hillside CUP request.*

**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**

**POTENTIAL IMPACTS**

Yes No Maybe

- Could the project cumulatively exceed official regional or local population projections?

---

- 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)?  
*New water and sewer infrastructure is required.*

---

- Could the project displace existing housing, especially affordable housing?

---

- Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

---

- Could the project require new or expanded recreational facilities for future residents?

---

- Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

---

- Other factors?

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**MITIGATION MEASURES /  OTHER CONSIDERATIONS**

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**CONCLUSION**

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



Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

*Biota*

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.

*Biota, provision of public safety services (Fire), Cultural Resources*

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

*Air quality, water quality*

**CONCLUSION**

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

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



SANTA CLARITA WATER, A DIVISION OF CASTAIC LAKE WATER AGENCY



22722 SOLEDAD CANYON ROAD • SANTA CLARITA, CALIFORNIA 91350 • (661) 259-2737  
MAILING ADDRESS: P.O. BOX 903 • SANTA CLARITA, CALIFORNIA 91380-9003

March 4, 2005

Los Angeles County  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Attn: Mr. Daryl Koutnik, Supervising Regional Planner

Re: Project Number CUMP03-386/TR. 47573  
15600 Sierra Highway, 2000 Feet North of Vasquez Way, Mint Canyon

Dear Mr. Koutnik:

Reference is made to the Department of Regional Planning's Notice of Consultation Environmental Review submittal to Santa Clarita Water Division dated February 24, 2005.

Santa Clarita Water Division requests two changes to the Tentative Tract Map Number 47573 in order to provide adequate water pressure to all lot pads in this subdivision:

1. The water tank pad must be at an elevation of 2070 feet, which could be located on a ridge just southwest of the proposed tank location shown on Tentative Tract Map. This is subject to geological investigation.
2. The booster station site must be located at the entrance to the subdivision at Sierra Highway.

If you should have any questions regarding this matter, please feel free to call me at (661) 259-2737.

Sincerely,

W. J. Manetta, Jr.  
Retail Manager

DMR/naf

SANTA CLARITA WATER, A DIVISION OF CASTAIC LAKE WATER AGENCY



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MAIN EXTENSION CONTRACT  
SUBDIVISIONS, TRACTS, HOUSING PROJECTS, INDUSTRIAL DEVELOPMENTS,  
COMMERCIAL BUILDINGS, OR SHOPPING CENTERS

APPLICANT

NAME Steven R. Smith, General Partner Sierra Way Estates  
ADDRESS 412 Arenoso Lane, Suite 106, San Clemente, CA 92672  
DESCRIPTION Owner/Developer

PURPOSE OF CONTRACT

Applicant hereby applies for a water main extension. The Distribution Plant and/or Special Facilities described in attached Exhibit B shall be installed by Utility, and those described in Exhibit C by Applicant. Such Distribution Plant and/or Special Facilities will be used for the purpose of furnishing public utility water service to that certain property known as Tract Number 47573 and delineated on that map attached hereto as Exhibit A. Utility agrees that it will, as soon as necessary materials and labor are available, and necessary permits, franchises, licenses or other governmental authorizations have been obtained, commence and prosecute to completion with all reasonable diligence the work of installing the Distribution Plant and/or Special Facilities and when complete and accepted will provide utility service in accordance with Utility's specifications.

CONTRIBUTIONS NOT SUBJECT TO REFUND - DISTRIBUTION PLANT AND/OR SPECIAL FACILITIES

Applicant agrees to contribute the amount of \$1,670,000 to cover the cost of facilities described in said Exhibit B. Deposits to cover anticipated costs will be required prior to expenditure of funds by Utility. The Applicant will be responsible for the actual total cost of this Main Extension Contract. Should the actual total cost be less than the deposits received, the Utility will return the difference. If the actual costs exceed the total of deposits received, the difference will be billed to the Applicant.

All installed facilities and associated costs described in Exhibit C, if any, are to be contributed to the Utility.

This is a total contribution contract and is not subject to refund.

MAIN EXTENSION CONTRACT  
SUBDIVISIONS, TRACTS, HOUSING PROJECTS, INDUSTRIAL DEVELOPMENTS,  
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(Continued)

CONDITIONS

The Utility will not be required to make extensions under this Contract where the easements, rights of way or streets are not kept free from other interfering construction or street work during installation of said water system. Applicant agrees to use its best efforts to assist Utility to obtain any and all permits, franchises or other governmental authorizations, which may be required for the installation of the facilities. Applicant will provide any easements or rights of way required for the installation. Applicant will provide a Certificate of Compliance issued by the Castaic Lake Water Agency showing that the Developer Impact Fees for each water service have been paid prior to the activation of any water service.

SUCCESSORS AND ASSIGNS

The obligations of The Applicant shall be joint and several. This agreement shall bind and inure to the benefit of the heirs, representatives, executors, administrators, successors and/or assigns of the respective Parties hereto.

The effective date of this Contract shall be \_\_\_\_\_, 20\_\_.

SIGNATURES

UTILITY

Santa Clarita Water Division of  
Castaic Lake Water Agency

W. J. Manetta, Jr., Retail Manager

Date \_\_\_\_\_

APPLICANT

Sierra Way Estates

Date 11.10.09

SANTA CLARITA WATER, A DIVISION OF CASTAIC LAKE WATER AGENCY



22722 SOL EDAD CANYON ROAD • SANTA CLARITA, CALIFORNIA 91350 • (661) 259-2737  
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TRACT NUMBER 47573

NOTICE

Thank you for your inquiry about obtaining a new water service from Santa Clarita Water. Santa Clarita Water and its predecessors have been serving water to residents in the Santa Clarita Valley for more than thirty years. We have approximately 20,000 connections, making us the largest single water utility in the valley.

We pride ourselves on satisfied customers. We know that you, too, want to have good relationships with purchasers of your housing. Accordingly, we would like to bring to your attention contentions by approximately 150 homeowners to the effect that they have had problems with pinhole leaks in their water systems. Some homeowners have filed lawsuits against the developers; the developers in turn sued the plumbers, who in turn sued the pipe suppliers and the Water Company. There have been contentions that the water supplied contributed to the pipe failures.

We provide this information to you so that you may investigate and take further actions as you may deem appropriate; we do not have the expertise, licenses or duty to counsel you on specifications for components of your water supply systems.

You undoubtedly understand our defensive posture; accordingly, we would appreciate your acknowledgment of receiving a copy of this Notice by signing this copy and returning it to us upon making application for water service.

Very truly yours,

Santa Clarita Water Division of  
Castaic Lake Water Agency

I have received and read the referenced Notice.

Sierra Way Estates

Date 11.10.04

EXHIBIT "B"

Estimated Intract Facilities

Piping, hydrants, services and related appurtenances.....\$930,000

Special Facilities

Storage tank (0.6 Million Gallons)..... 500,000

Production facilities including a booster station..... 240,000

Total Estimated Cost \$1,670,000

