

RPC MEETING DATE
June 21, 2006

AGENDA ITEM NO.
10 a, b

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: 03-386-(5)

CASE NO. Vesting Tentative Tract Map No. 47573
Conditional Use Permit Case No. 03-386-(5)

CONTACT PERSON: Susan Tae

- STAFF REPORT
- DRAFT CONDITIONS
- DRAFT FINDINGS FOR DENIAL (If Land Division Case Recommended For Denial)
- BURDEN OF PROOF STATEMENT (Zoning or Plan Amendment Requests)
- ENVIRONMENTAL DOCUMENTATION
- THOMAS BROTHERS MAP (Identifying Subject Property)
- LAND USE RADIUS MAP
- TENTATIVE TRACT MAP
- EXHIBIT "A" MAP
- PHOTOGRAPHS
- CORRESPONDENCE
- GIS-NET MAP
- APPLICANT'S EXHIBIT DEPICTING MINOR CHANGES
- _____

Reviewed By: 



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	CONTINUE TO
AGENDA ITEM #10 a,b	
PUBLIC HEARING DATE June 21, 2006	

APPLICANT Sierra Way Estates, LLC	OWNER Sierra Way Estates, LLC	REPRESENTATIVE Diamond West Engineering
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REQUEST
Vesting 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

LOCATION/ADDRESS 1.5 miles northeast of Vasquez Canyon Rd and Sierra Hwy	ZONED DISTRICT Sand Canyon
ACCESS "A" Street from Sierra Highway	COMMUNITY Santa Clarita Valley
	EXISTING ZONING A-1-1 (Light Agricultural-One Acre Min Required Area); C-3 (Unlimited Commercial)

SIZE 245.8 acres gross	EXISTING LAND USE Vacant	SHAPE Irregular	TOPOGRAPHY Level to steeply sloping
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SURROUNDING LAND USES & ZONING	
North: Vacant property/A-1-1	East: Duplexes, vacant property, single-family residences/A-1-1, C-3
South: Single-family residences, mobilehomes, commercial/A-1-1	West: 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 21,000 square feet to one acre in a clustered design that preserves 182 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 400,000 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

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

*(O) = Opponents (F) = In 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 X Sidewalks ___ Off Site Paving ___ ft.

Water Mains and Hydrants

Drainage Facilities

Sewer Septic Tanks Other _____

Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

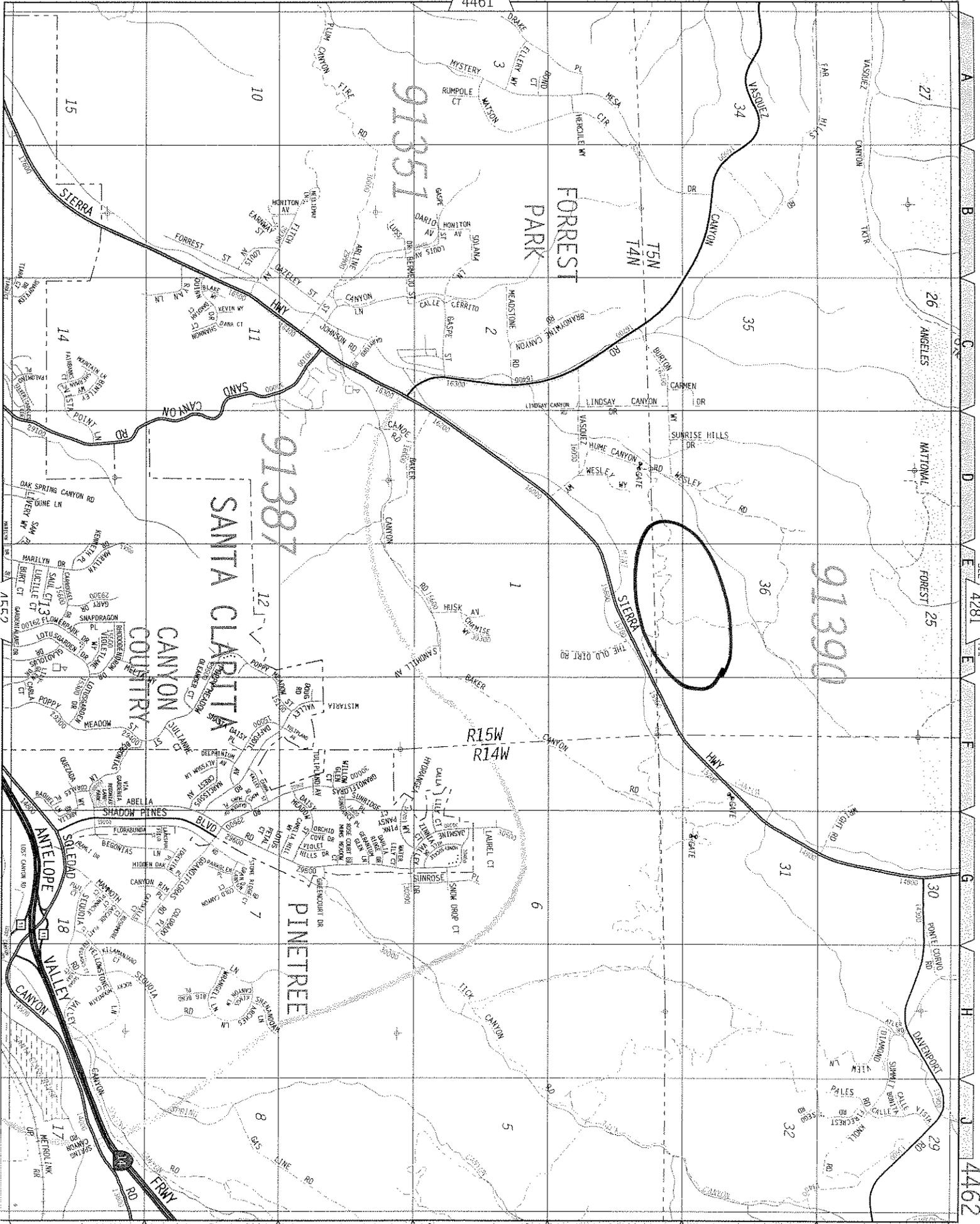
Health

Planning

ADDITIONAL ISSUES AND ANALYSIS

- Corrections are required to the tentative map before final action by the Regional Planning Commission can be taken. These include resizing of debris basins to be maintained by Los Angeles County Department of Public Works ("DPW"), manufactured slopes within open space lots to be privately maintained as well as adjustment of proposed lot lines to meet all County requirements. These changes must be reviewed by Los Angeles County Subdivision Committee before the case may return before the Commission for final action.
- Three trails were previously identified by the Santa Clarita Valley Trails Advisory Committee ("SCVTAC") within the subject property, but are not yet adopted as official County trails. As such, while they are depicted on the tentative map, they remain recommended trails and not required as part of this subdivision. Public hearings associated with amendments to the Master Plan of Trails for the Santa Clarita Valley Area Plan and Antelope Valley Areawide General Plan, as developed by SCVTAC in cooperation with the Los Angeles County Department of Parks and Recreation, are before the Regional Planning Commission on May 24, 2006.

Prepared by: Susan Tae





PROJECT NO. 03-386-(5)

**VESTING TENTATIVE TRACT MAP NO. 47573
CONDITIONAL USE PERMIT CASE NO. 03-386-(5)**

STAFF ANALYSIS

June 21, 2006 REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Steve Smith representing Sierra Way Estates, proposes a single-family residential development of 75 single-family lots, five public facility lots, three open space lots and one water tank lot on approximately 246 gross acres. The proposal requires approval of Vesting Tentative Tract Map No. 47573 ("TR 47573") for the subdivision as well as approval of Conditional Use Permit Case ("CUP") No. 03-386-(5) to ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading that exceeds 100,000 cubic yards.

The subject property is located at 1.5 miles northeast of Vasquez Canyon Road and Sierra Highway in the Sand Canyon Zoned District. Access to the subject property is provided by "A" Street from Sierra Highway. Approximately 400,000 cubic yards of cut and fill are proposed to be balanced onsite.

The Mitigated Negative Declaration ("MND") analyzes potentially significant impacts of the project, including Geotechnical, Flood, Fire, Noise, Water Quality, Air Quality, Biota, Cultural Resources, Education and Mandatory Findings and concludes that the impacts can be mitigated to less than significant with mitigation measures.

DESCRIPTION OF PROJECT PROPERTY

Location: One-and-one-half (1.5) miles northeast of Vasquez Canyon Road and Sierra Highway in the Sand Canyon Zoned District

Physical Features: The subject property is approximately 245.8 gross acres in size and comprised of four lots. The property is irregular in shape with slight to steeply sloping terrain. Sensitive species found on the subject property include scrub oaks, sage scrub and needlegrass; San Diego horned lizard; coastal California gnatcatcher; slender-horned and San Fernando Valley spineflowers; and slender, Catalina and Plummer's mariposa lilies. Unnamed blue-line and other smaller streams exist on the subject property and into Mint Canyon Creek located to the south.

Access: The property has frontage along Sierra Highway, a 100-foot-wide Major Highway as designated on the Master Plan of Highways. "A" Street with a width of 64 feet, will serve as main access for the project as no development will occur along Sierra Highway.

Services: Domestic water service will be provided by the Santa Clarita Water District, a Division of the Castaic Lake Water Agency. Domestic sewer service will be provided by the Los Angeles County Sanitation District ("Sanitation District") No. 26. The project is within the boundaries of the William S. Hart Union High School District and the Sulphur Springs Elementary School District.

ENTITLEMENTS REQUESTED

Vesting Tentative Tract Map: The applicant requests approval of TR 47573 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: The applicant requests approval of a CUP to ensure compliance with the requirements of hillside management and density-controlled development as well as onsite project grading that exceeds 100,000 cubic yards.

EXISTING ZONING

Subject Property: The subject property is zoned A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) with C-3 (Unlimited Commercial) on small portions of the property along Sierra Highway.

Surrounding Properties: Surrounding zoning is A-1-1 with C-3 to the east and west.

EXISTING LAND USES

Subject Property: The subject property consists of four vacant lots.

Surrounding Properties: Surrounding uses are as follows:

- North: Vacant property;
- East: Duplexes, single-family residences, and vacant property;
- South: Single-family residences, mobilehomes and commercial; and
- West: Vacant property, single-family residences and utilities.

PREVIOUS CASE/ZONING HISTORY

The current A-1-1 zoning on the subject property became effective on June 6, 1958, following the adoption of Ordinance Number 7339 as Zone Change Case No. 3555. The current C-3 zoning became effective on March 10, 1959 following the adoption of Ordinance Number 7469 as Zone Change Case No. 3659.

Two previous subdivisions had been filed on the subject property. The first was filed (as TR 47573) in January of 1990 for 174 single-family lots with an associated CUP for hillside management and an environmental determination of an Environmental Impact Report ("EIR"). The second TR 47573 was filed in December of 1995 and was of significant change from the previous project that it was considered a new filing. The second TR 47573 proposed 25 single-family lots of each 10 acres, and was determined to have an MND environmental document. Based on available information, it appears that neither of the two TR 47573 filings were approved, but rather remained pending.

PROJECT DESCRIPTION

TR 47573 and CUP No. 03-386-(5) Exhibit "A," dated January 12, 2006, depict a clustered residential development of 75 single-family lots on approximately 245.8 gross acres. The residential lots range in

size from 21,000 square feet to one acre. Graded building pads are depicted that show the extent of development. The project provides approximately 182 acres of permanent open space (74 percent) within the three open space lots in a mostly natural condition.

The project's main access is "A" Street from Sierra Highway, a Major Highway, with "B," "C," "D," "F" and "H" Streets as public streets. Grading consists of 400,000 cubic yards of cut and fill, to be balanced onsite. Debris basins and a water tank are proposed as separate lots.

Proposed street improvements include the inverted shoulder design on all interior streets and additional pavement along Sierra Highway for exclusive left-turn and right-turn lanes. Street lights are also required along Sierra Highway as well as all interior streets, and all existing and new utilities less than 50 KV are to be underground. Bridge and Thoroughfare ("B&T") fees for the Eastside B&T District are also required prior to final map approval. Sewer improvements include installation and dedication of main line sewers and separate house laterals to each lot as well as installation of an off-site sewer main line; the applicant must also annex into the Sanitation District. Twelve fire hydrants are required by the Los Angeles County Fire Department ("Fire Department") as a condition of approval.

Three trails are also depicted, each with a 12-foot easement, for the Halfway Café Trail, Sierra Highway Trail and John Bavaro Loop Trail as requested by the Santa Clarita Valley Trails Advisory Committee. These three trails are not yet reflected on the adopted Trails Plan within the Santa Clarita Valley Area Plan ("Plan").

SANTA CLARITA VALLEY AREA PLAN CONSISTENCY

The subject property is currently depicted within the Hillside Management (HM), Non-Urban 2 (N2) and Floodway/Flood Plain (W) land use categories of the Plan. Based on the submitted slope density analysis, which provides different densities for the zero to 25 percent, 25 to 50 percent, and over 50 percent slope categories, the subject property yields a maximum of 91 dwelling units. No density credit was given for areas within the W land use category. The project proposes 75 dwelling units, which is consistent with the maximum permitted.

The Plan contains many goals and policies that support its goals for orderly development in underutilized urban areas where services and infrastructure exist as well as provision of a wide range of housing and at varying price ranges for households. The proposed project is consistent with these goals and policies by providing higher dense development in an urban area and per the applicant, at prices that are more affordable for households.

Applicable General Plan Provisions

The following are excerpts of selected applicable General Plan goals and policies:

LAND USE ELEMENT

"Concentrate land use growth in and adjacent to existing urban, suburban, and rural communities. Within these areas, encourage development of bypassed lands designated and appropriate for development" (Policy 2.3, Page 13).

COMMUNITY DESIGN ELEMENT

"Maintain a long-range program for the underground relocation of overhead power distribution facilities, telephone lines and other utility services" (Policy 3.3, Page 21).

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

“Encourage the clustering of residential uses in hilly and mountainous areas to minimize grading and to preserve the natural terrain where consistent with existing community character” (Policy 1.5, Page 25).

CONDITIONAL USE PERMIT

Pursuant to Sections 22.24.100, 22.56.205 and 22.56.215 of the Los Angeles County Code (“County Code”), the applicant has requested a CUP, and submitted an Exhibit “A”, to demonstrate compliance with requirements of the hillside management, density-controlled development and onsite project grading exceeding 100,000 cubic yards.

Approximately 140.3 acres of the subject property contain slopes steeper than 25 percent, and as the project exceeds the low-density threshold of 27 dwelling units for a nonurban hillside project, a hillside management CUP is required. As the subject property is located within a non-urban area, a minimum of 70 percent open space is required. The proposed open space is located within open space Lot Nos. 80 through 82 (182.2 acres) mostly in a natural condition.

The applicant also proposes a density-controlled development design, where the lots are clustered towards the center of the property rather than spread throughout the project site. The residential lots are smaller than the one-acre minimum lot size required by the zoning; the portions of the subject property that are not developed no longer contain density and are to remain permanent open space.

In addition to the standard burden of proof required for a CUP, the applicant must also meet the following burdens of proof required for:

Hillside Management:

- A. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard; and
- B. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area; and
- C. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan; and
- D. 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.

The applicant’s Burden of Proof responses are attached.

ENVIRONMENTAL DOCUMENTATION

In accordance with State and County CEQA guidelines, a Mitigated Negative Declaration (“MND”) was prepared for the project. The MND concludes that certain potentially significant impacts are less than significant with implementation of the proposed mitigation measures in the Mitigation Monitoring Program.

CUP CASE NO. 03-386-(5)

Staff Report

Identified potential impacts found to be less than significant with project mitigation, include:

- Geotechnical
- Flood
- Fire
- Noise
- Water Quality
- Air Quality
- Biota
- Cultural Resources
- Education
- Mandatory Findings

Detailed information of the mitigation measures is attached, and include such mitigation as obtaining any necessary permits from the Army Corps of Engineers, California Regional Water Quality Control Board and the California Department of Fish and Game; installing fire sprinklers in each residence; submitting a Water System Master Plan that includes a hydraulic distribution network analysis; operating all construction equipment within 1,000 feet of existing residences with noise mufflers; preparing a habitat management plan prior to grading permit issuance for review and approval by the County Biologist that includes plans related to relocation, fire clearance and landscaping; and submitting a lighting plan.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Health Services. The Subdivision Committee has reviewed the Tentative Tract and Exhibit "A" maps dated January 12, 2006, and recommends the attached conditions. The Los Angeles County Department of Public Works ("Public Works") in its conditions require additional information than what is currently shown on the January 2006 tentative map (please see Applicant's Exhibit depicting these changes). They include enlarging debris basin Lot No. 77 by 1.98 acres with the debris basin remaining the same size, and additional details reflecting recompaction associated with landslide areas to address geotechnical concerns. These changes are required to be reflected on a tentative map, and may be recirculated through Subdivision Committee after the close of the public hearing and prior to the Commission's final action.

Comments have also been received from the Sanitation District and the California Highway Patrol ("CHP") indicating that annexation and sewer connection fees are required, and that CHP objects the staging of construction vehicles on Sierra Highway.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On May 17, 2006 approximately 75 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in The Signal and La Opinion on May 20, 2006. Project materials, including a tentative tract map, site plan, and recommended conditions, were sent to the Canyon Country Jo Anne Darcy Library on May 17, 2006. A large public hearing notice was posted on the subject property fronting Sierra Highway on May 20, 2006. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

At the time of writing, correspondence has been received from the Sanitation Districts and CHP (see "County Departments and Agency Comments and Recommendations" section above). No other correspondence has been received at the time of writing.

STAFF EVALUATION

The proposed development is consistent with applicable provisions of the Plan, Title 21 and 22 of the County Code (Subdivision and Zoning Ordinance) and the existing A-1-1 zoning. The subject property is surrounded by compatible uses and residential densities, and has access to a county-maintained street. All required public services and necessary infrastructure will be provided for the proposed subdivision. The project also meets the burden of proof required for the CUP for hillside management, density-controlled development and onsite project grading exceeding 100,000 cubic yards.

The tentative map that is being considered for the public hearing requires minor changes before final action that should not substantially alter the project design. This includes:

- Resizing of debris basins to be maintained by Public Works;
- Manufactured slopes within open space lots to be privately maintained; and
- Adjustment of proposed lot lines to meet all County requirements.

These changes must be reviewed by Los Angeles County Subdivision Committee before the case may return before the Commission for final action.

Based on hillside design guidelines, staff would also recommend in the next tentative map incorporation of greater contour grading techniques to blend the manufactured slopes with the existing topography, including undulating curves to avoid the 'straight-cut' appearance.

FEES/DEPOSITS

If approved as recommended by staff, the following shall apply:

California Department of Fish and Game:

1. Processing fee of \$1,275.00 associated with the filing and posting of a Notice of Determination with the County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

Department of Regional Planning, Impact Analysis:

2. Deposit of \$3,000.00 to defray the costs of reviewing the subdivider's reports and verifying compliance with the information required by the Mitigation Monitoring Program.

Department of Regional Planning, Zoning Enforcement:

3. Cost recovery deposit of \$750.00 to cover the cost of five recommended zoning enforcement inspections. Additional funds would be required if violations are found on the subject property.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

If the Regional Planning Commission agrees with staff's evaluation above, staff recommends that the Commission close the public hearing, and after incorporation of the minor changes discussed herein, adopt the MND, and indicate its intent to approve TR 47573 and CUP Case No. 03-386-(5).

Suggested Motion: " I move that the Regional Planning Commission close the public hearing, and with minor changes by the applicant as discussed during the hearing, indicate its intent to adopt the Mitigated Negative Declaration; and approve Vesting Tentative Tract Map No. 47573 and Conditional Use Permit No. 03-386-(5)."

Attachments:

- Factual
- Draft Conditions
- Conditional Use Permit Burdens of Proof
- Mitigated Negative Declaration, including Mitigation Monitoring Program
- Vesting Tentative Tract Map No. 47573
- Conditional Use Permit Case No. 04-031 Exhibit "A"
- Applicant's Exhibit depicting changes to tentative map
- Land Use Map
- GIS-NET Map
- Correspondence

SMT:st
06/14/06



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

Exhibit "A" Date: 1-12-2006

DRAFT CONDITIONS:

1. This grant authorizes the use of the subject property for a total of 75 single-family residential lots, five public facility lots, three open space lots and one water tank lot as depicted on the approved Exhibit "A" dated January 12, 2006, 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 46.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of **\$750.00**. These monies shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval.

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

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

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

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

13. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 47573. In the event that Vesting Tentative Tract Map No. 47573 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
14. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Vesting Tentative Tract Map No. 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 182 acres of open space, representing 73 percent of the project site, within Open Space Lot Nos. 80, 81 and 82.
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. All utilities less than 50 KV shall be placed underground.
24. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
25. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
26. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.
27. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
28. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.

Draft Conditions

29. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
30. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
31. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
32. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
33. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
34. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
35. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
36. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services ("Health Services"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
37. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Health Services. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Health Services and the California Regional Water Quality Control Board.
38. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
39. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.

40. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
41. During construction, all large-size truck trips shall be limited to off-peak commute periods.
42. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
43. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

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

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

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

Draft Conditions

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

DRAFT CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). Also, conform to the requirements of Conditional Use Permit Case No. 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),

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

11. Provide for the ownership and maintenance of the open space lots (Lot Nos. 80, 81 and 82) by the homeowners' association or dedicate the open space lots to a public agency to the satisfaction of Regional Planning.
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. 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).
16. 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).
17. 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.
18. 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 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.

19. 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.
20. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of Vesting Tentative Tract Map No. 47573. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program. After completion of the appeal period, record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
21. 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.
22. 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, or the County fails to cooperate fully

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

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

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

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 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.)

Page 1/1

TENTATIVE MAP DATED 01-12-2006

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) An approved geotechnical report. Please see attached Geologic and Soils review sheets.
- (2) A revised tentative map is required the following additional items:
 - a. Provide a valid civil engineer and civil engineer stamp. Based on the information available to this office, Imad Aboujawah is no longer with Diamond West Engineering, Inc.
 - b. Provide an insert map showing the proposed phasing sequences or remove NOTE #1.
 - c. Please see attached Hydrology/Drainage/Grading review sheet for requirements.
 - d. Please see attached Road review sheet for requirements.

Prepared by ^{HW} Henry Wong

tr47573L-rev6.doc

Phone (626) 458-4915

Date 02-02-2006

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

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT 47573 TENTATIVE MAP DATED 1/12/06 (Revised)
SUBDIVIDER Sierra Way Estates, LLC LOCATION Mint Canyon
ENGINEER Diamond West Engineering, Inc.
GEOLOGIST & SOILS ENGINEER Gorian & Associates, Inc. REPORT DATE 11/30/05, 11/7/05, 2/18/05, 7/28/04

Additional reports reviewed: Cal Geo, 10/10/96, 11/15/95

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

As previously requested:

1. Provide a geotechnical map that is based on the latest version of the Tentative Map.
2. Clearly, show the debris cone/high water line for all proposed debris basins.
3. Per the geotechnical report dated 11/30/05 on page 2, it states that the proposed debris basin has been enlarged equivalent to the volume of Qls-3a. The revised Tentative Map does not show any changes in debris basin volume for the proposed debris basin adjacent to Qls-3a. Revise and discuss as necessary.
4. Provide the calculations and data utilized for the volume estimates of Qls-3a.
5. Show the depth to the slide plane of Qls-9 on geologic cross section 10-10'. Note: Boring B-13 indicates a depth of 66 feet). Revise removal depths for the cut slope east of lot 28 accordingly.
6. The Soils Engineering review dated 1/30/06 is attached.

NOTE Provide a copy of this review with your resubmittal

Prepared by  Reviewed by _____ Date 1/30/06
Geir R. Mathisen

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

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
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 1/12/06
Soil Engineering and Geologic Report Dated 11/30/05, 11/7/05, 2/18/05, 7/28/04
Previous review sheet dated 12/21/05

ACTION:

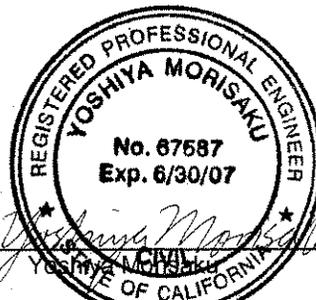
Tentative Map feasibility is not recommended for approval.

REMARKS:

As previously requested:

1. On Page 2 of the submitted report it states that the landslide Qls-3a will be mitigated by utilizing a debris basin as a debris catchment area. Provide substantiating data and volume calculations for both the potential landslide debris flow and the proposed debris basin, as necessary. Per County policy, the catchment area must be designed for 100 percent of the predicted debris flow volume. Provide mitigation measures if the predicted landslide debris flow is greater than the proposed debris basin, as necessary.
2. Verify the depth of removal and recompaction of the existing landslide Qls-9, as requested by the Geology Section. Provide revised slope stability analyses, as necessary. Recommend mitigation if factors of safety are below County minimum standards.
3. Show the following on the geotechnical map:
 - a. Location of all keyways of buttress/stabilization fills. Per the soils engineer, stabilization fill slope recommended east of Lot 28.
 - b. All recommended mitigation measures regarding potential debris flow. Per the soils engineer in **Appendix B of the report dated 2/18/05**, various debris flow mitigation measures are recommended for the proposed subject site lots.
 - c. All recommended mitigation measures.
4. Requirements of the Geology Section are attached.
5. Include a copy of this review sheet with your response.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
THE ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.



[Signature]
Reviewed by _____

Date 1/30/05

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



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

TRACT MAP NO. 47573

REVISED TENTATIVE MAP DATED 01/12/06
EXHIBIT A MAP 01/12/06

1. Prior to tentative map approval for drainage/grading, submit a revised tentative map showing benchmark information, terrace and down drain and flow collection and conveyance for all proposed revised grading west of Lot 28, required grading for the rest of the access road, and no rip-rap at the front of the bulk flow inlet south of Lot 1.

By  Date 02/02/06 Phone (626) 458-4921
GARY GUO

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

A revised tentative map is required to show the following additional items:

- a. Provide street names for all proposed interior streets. The street names should match those used on the tentative map dated 10-24-2005.
- b. Provide a unit phasing map or remove NOTE #1.

HCW

Prepared by Timothy Chen
tr47573r-rev6.doc

Phone (626) 458-4921

Date 02-01-2006

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 47573 (Rev.)

TENTATIVE MAP DATED 01-12-2006

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by ^{HW} Henry Wong
tr47573L-rev6.doc

Phone (626) 458-4915

Date 02-01-2006

The following reports consisting of ___ 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. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
13. 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.
14. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
15. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

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

Prepared by ^{HW} Henry Wong

tr47573L-rev6.doc

Phone (626) 458-4915

Date 02-01-2006



**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 01/12/06
EXHIBIT A MAP 01/12/06

DRAINAGE 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

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 standard property line return radii of 13 feet at all local street intersections, including intersection of "A" Street with Sierra Highway.
12. Dedicate right of way 50 feet from centerline per FM-10878-1 and FM 10878-2 on Sierra Highway.
13. Dedicate vehicular access rights on Sierra Highway.
14. 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.
15. 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.
16. 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.
17. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines within the tract boundaries on all interior streets to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way.
18. 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.
19. Construct curb/inverted shoulder/pavement returns at the intersection of Sierra Highway and "A" Street to the satisfaction of Public Works. The 13 feet pavement return radius as shown on the tentative map is not approved.

20. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
21. 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.
22. 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.
23. 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.
24. Depict all line of sight easements on the landscaping and grading plans.
25. 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 the intersection of Sierra Highway to the satisfaction of Public Works.
26. Provide and install street name signs prior to the occupancy of buildings.
27. 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.
28. 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.

29. Install postal delivery receptacles in groups to serve two or more residential units.
30. 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.
31. 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 \$15,560 and is subject to change.
32. 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.

HW

Prepared by Timothy Chen

tr47573r-rev6.doc

Phone (626) 458-4921

Date 02-01-2006

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

Prepared by Gregory Sommer
tr47573s-rev6

Phone (626) 458-4921

Date 01-31-2006

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.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 47573 Tentative Map Date 24-OCT-05

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.

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

Comments: _____

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. 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 4-Jan-06



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 47573 Map Date 24-OCT-05

C.U.P. _____ Vicinity Mint Canyon

- 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: **The proposed all weather crossing at Sierra Hwy. and "A" Street shall be designed in compliance with the Department of Public Works.**

By Inspector: Janna Masi Date 4-Jan-06

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 #	47573	DRP Map Date:	01/12/2006	SCM Date:	/ /	Report Date:	02/02/2006
Park Planning Area #	35F		ANGELES FOREST			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.65
IN-LIEU FEES:	\$36,508

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$36,508 in-lieu fees.

Trails: See also attached Trail Report. Santa Clarita Valley Trails Advisory Committee (SVTAC) HALFWAY CAFE and JOHN BAVARO LOOP TRAILS. For trail requirements, please contact Jeremy Bok at (213) 351-5137.

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

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

By: 
James Barber, Advanced Planning Section Head

Supv D 5th
February 02, 2006 08:28:47
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	47573	DRP Map Date:	01/12/2006	SMC Date:	/ /	Report Date:	02/02/2006
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	\$56,166	\$36,508

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	\$56,166	\$36,508



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

Russ Guiney, Director

February 06, 2006

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

Tentative Tract Map #: 47573

Date on Map: January 12, 2006

No County trail required, however it is requested that a 12 foot easement 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 Parcel Map.

 X Request a 12' easement for the Santa Clarita Valley Trails Advisory Committee's Halfway Café Trail, Sierra Highway Trail and the John Bavaro Loop Trail. Location shown on tract map.

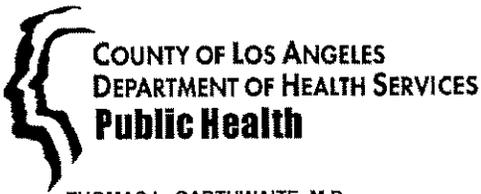
 Dedications and the exact following language should be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a 12 foot easement 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 Jeremy Bok at (213) 351-5137. Your compliance to this request is appreciated.

Jeremy Bok, Acting Trails Coordinator



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

FRED LEAF
CHIEF OPERATING OFFICER

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

Environmental Health
ARTURO AGUIRRE, Director

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



BOARD OF SUPERVISORS

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February 1, 2006

RFS No. 06-0001725

Tract Map No. 47573

Vicinity: Sand Canyon

Tentative Tract Map Date: January 12, 2006 (6th Revision)

The Los Angeles County Department of Health Services' conditions of approval for **Vesting Tentative Tract Map 47573** are unchanged with the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Santa Clarita Water Company**, a public water system, which guarantees water connection and service to all lots.
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

**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.

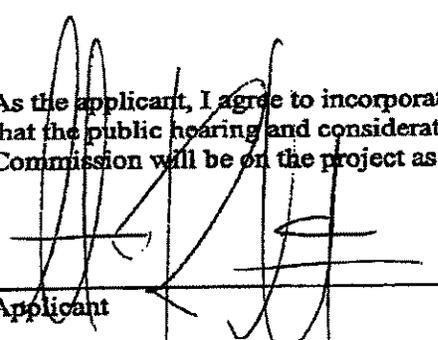
9. Library Services

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
1.0 Geotechnical				
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).	Review and evaluation of grading plans for compliance with County grading codes and UBC.	Prior to issuance of grading permits.	Applicant	Public Works
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.	Review and evaluation of structural design for compliance with County grading codes and UBC.	Prior to issuance of building permits.	Applicant	Public Works
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.	Preparation of final soils engineering and geologic studies for review and approval.	Prior to issuance of grading permit.	Applicant	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.</p>	<p>Demonstration of compliance with 2003 geotechnical report.</p>	<p>Prior to issuance of grading permit and during grading, and site preparation.</p>	<p>Applicant</p>	<p>Public Works</p>
<p>2.0 Flood</p>				
<p>2.1 The applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.</p>	<p>Demonstration of compliance with approved drainage concept</p>	<p>Prior to issuance of grading permit and during grading and site preparation.</p>	<p>Applicant</p>	<p>Public Works</p>
<p>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.</p>	<p>Construct five [?] debris basins as identified in the approved drainage concept.</p>	<p>Prior to issuance of building permits.</p>	<p>Applicant</p>	<p>Public Works</p>
<p>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.</p>	<p>Obtain any necessary ACOE, RWQCB and Fish & Game permits.</p>	<p>Prior to issuance of grading permit.</p>	<p>Applicant</p>	<p>Public Works</p>
<p>3.0 Water Quality</p>				
<p>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</p>	<p>Approval or waiver of the NPDES permit.</p>	<p>Prior to issuance of grading permit and during grading and site preparation.</p>	<p>Applicant</p>	<p>Public Works Regional Water Quality Control Board</p>

<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 BMP's.</p>	<p>Prior to issuance of building permit.</p>	<p>Applicant</p>	<p>Building & Safety</p>
<p>4.0 Fire</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 & 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>5.0 Noise</p> <p>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 & Safety Health Services</p>
<p>5.2 To mitigate the project's potential noise impacts, the applicant shall produce evidence that:</p> <p>(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.</p> <p>(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 & Safety</p>

<p>6.0 Air Quality</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> <ul style="list-style-type: none"> (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. 	<p>Construction procedures to reduce air quality impacts</p>	<p>During grading and construction.</p>	<p>Applicant</p>	<p>Building & 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 & Safety South Coast AQMD</p>
<p>7.0 Biology</p> <p>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:</p> <p>(a) A plan for the relocation of any reptile species observed in the construction area to non-development areas.</p> <p>(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.</p> <p>(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&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&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&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>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>Staging of construction vehicles and equipment.</p>	<p>During grading and construction</p>	<p>Applicant</p>	<p>Building & Safety</p>
<p>8.0 Cultural Resources</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>Suspend earth-moving operations</p>	<p>During all grading operations</p>	<p>Applicant or Grading Contractor</p>	<p>Regional Planning</p>

<p>9.0 Library Services</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>9.0 Mitigation Compliance</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

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

Thomas 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 of 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:

PROJECT NUMBER

DESCRIPTION & STATUS

03-249 / TR 060259

492 single-family residential units on 500 acres NE of Canyon Country; Pending

03-301 / TR 060359

50 single-family residential units on 81 acres N/NW of Canyon Country; Pending

96-044 TR 48086

552 residential units on 586 acres; Approved by RPC; Authorized by BOS

97-009/TR 36943

197 residential units, 1 park lot on 225 acres; Approved 12/09/1998

03-248/PM 27011

2SF on 7.2 acres; Pending

89-156/TR 47574

7 single family lots; Approved 07/02/2002

86-258/TR 44344

68 single family lots, 1 park/open space lot on 43 acres; Recorded 1989

04-75/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
-
-

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
- CHP, CA Water Network

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

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
					Potentially Significant Impact	
CATEGORY	FACTOR	Pg			Potential Concern	
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Liquefaction; Earthquake Induced Landslides; Hillside area; near Mint Canyon fault; 300,000 c.y. grading</i>
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Blue line stream; 100 year flood area</i>
	3. Fire	7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Fire Zone 4</i>
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Construction & operational noise</i>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>NPDES compliance; runoff; blue line stream</i>
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Short-term construction & long-term operational emissions; 300,000 c.y. grading</i>
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Undeveloped hillside; Removal of and impact to significant habitat and native species</i>
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Stop work condition to be imposed</i>
	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"/>	<i>Undeveloped hillsides</i>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Increased daily vehicle trips; road construction</i>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Expansion of public sewer trunk line necessary</i>
	3. Education	18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Increase in local student population; limited student capacity at local districts; library service</i>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Fire protection and public safety services</i>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Sewer system expansion; fire protection & public safety services; solid waste</i>
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"/>	<i>CUP for Density Controlled Development and Hillside Management</i>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Growth inducement</i>
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Geotechnical, flood, water quality, air quality, biota, traffic/access, sewage disposal, education, public safety services, growth inducement, visual</i>

DEVELOPMENT MONITORING SYSTEM (DMS)

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

- Development Policy Map Designation: 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?

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

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

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

Environmental Finding:

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

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

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

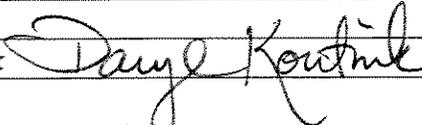
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <hr/> <i>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)</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an area having high slope instability? <hr/> <i>Approximate Hillside Boundary (LA County Safety Element Plate 5: Landslides Inventory)</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <hr/> <i>Liquefaction area (LA County Safety Element: Liquefaction Susceptibly); Liquefaction Zone & Earthquake-Induced Landslides Zone (State of California Seismic Hazards Zones map, Mint Canyon Quadrangle)</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <hr/> <i>300,000 c.y. of cut and 300,000 fill are anticipated on site; approximately 57% of the site has slopes over 25%.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – 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) on, or be impacted by, **geotechnical** factors?

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

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input 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? <hr/> <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> <hr/>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <hr/> <i>Portion of the site is located in a 100 Year Flood Area (Los Angeles County General Plan Safety Element Plate 6: Flood & Inundation Hazards Areas)</i> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions? <hr/>
d.	<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? <hr/> <i>Project site is located in a 100 Year Flood Area (Los Angeles County General Plan Safety Element Plate 6: Flood & Inundation Hazards Areas)</i> <hr/>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area? <hr/> <i>There is a blue line stream on the property and several other streams running on the site that will be filled.</i> <hr/>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)? <hr/> <hr/> <hr/>

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

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<i>Project is located in Fire Zone 4 (Los Angeles County General Plan Safety Element: Wildland & Urban Fire Hazards)</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
<i>New roads will need to be constructed to serve the 75 residential units on single means of access.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
<i>There is no public water serving the project site; infrastructure will be constructed for water supplied from Santa Clarita Water Division.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8
 Fuel Modification/Landscape Plan

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Project Design Compatible Use

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

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?
<i>Project located adjacent to Sierra Highway, which is approximately 1/4 mile east of the closest proposed residential units.</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
<i>The project is a residential development and the closest residential community is approximately two miles from the project/grading area.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
<i>Construction and operational noise</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design (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 - 1. Water Quality

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- | | | |
|-----------------------------------|---|---|
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design | <input type="checkbox"/> Compatible Use |
|-----------------------------------|---|---|

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

Drainage concept/SUSMP cleared for public hearing.

CONCLUSION

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
<i>Closest residential lots are approximately ¼ miles to the east of the project site.</i> |
| b. | <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?
<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& 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> |
| c. | <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?
<i>300,000 cubic yards of grading are proposed on site.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan? |
| e. | <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?
<i>Santa Clarita Valley is a non-attainment area.</i> |
| f. | <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)?
<i>Project is likely to create cumulatively considerable net increase of pollutants in the South Coast Air Basin.</i> |
| g. | <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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>The project site is undeveloped with natural habitats.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>All vegetation will be removed for future development and fire clearance on a minimum of 60 acres of the project site.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? <i>An unnamed blue line stream and other smaller streams tributary to Mint Canyon run through the project site.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? <i>Riversidean sage scrub, California scrub oak, California sage scrub, needlegrass</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>Scrub oaks</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <i>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.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)? <i>Local wildlife movement corridor through the upper Mint Canyon drainage</i>

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

SETTING/IMPACTS

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

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot Size Project Design Phase 1 Archaeology Report

A 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

SETTING/IMPACTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

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

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

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

- a. 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?
-
- b. Yes No Maybe Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
-
- c. Yes No Maybe Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
-
- d. Yes No Maybe Other factors?
-
-

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

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

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

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
<i>Sierra Highway is scenic</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
<i>Mint Canyon Trail is proposed in the area but alignment is uncertain.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
<i>Project site is 245.8 acres in size and is undeveloped with characteristic sandstone peaks.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems? |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or landform alteration)?
<i>There will be grading on 60 acres of the site; some hillsides will be substantially altered.</i> |

- 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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)? <i>75 single-family residences to be accessed via Sierra Highway. Sierra Highway and Soledad Canyon intersection is congested.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? <i>New road construction is planned as part of the proposed project to provide a single access road.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? <i>DPW letter of 8/22/05 concluded that the project will not have significant impacts to the CMP monitored locations in the area.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>Potential cumulative impact to the Eastside B&T District.</i>

MITIGATION MEASURES / OTHER CONSIDERATIONS

Project Design Traffic Report Consultation with Traffic & Lighting Division

A 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

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>If served by a community sewage system, could the project create capacity problems at the treatment plant?</p> <p><i>The Los Angeles County Sanitation Districts operate two water reclamation plants (WRPs), the Saugus 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.</i></p> <hr/> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project create capacity problems in the sewer lines serving the project site?</p> <p><i>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-trunk sewer has a design capacity of 5.7 mgd and conveyed a peak flow of 2.3 mgd when last measured in 2003.</i></p> <hr/> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Other factors?</p> <hr/> <hr/> |

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

SERVICES - 3. Education

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|--------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create capacity problems at the district level?
<i>William S. Hart High School District and Sulphur Springs School District are operating over capacity.</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create capacity problems at individual schools that will serve the project site?
<i>Mint Canyon Elementary School which currently has 380 students is the closest elementary school to serve the site.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create student transportation problems?
<i>It is anticipated that most students will arrive by private vehicles.</i> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
<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> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>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.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>CHP local office servicing the project area: 27858 Golden State Hwy, Santa Clarita, CA 91384</i>

MITIGATION MEASURES / OTHER CONSIDERATIONS
 Fire Mitigation Fee

See discussion under Fire Mitigation

CONCLUSION

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

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>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?</p> <p><i>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.</i></p> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?</p> <p><i>Water supplies are limited in the region and water will be supplied through Santa Clarita Water Division.</i></p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project create problems with providing utility services, such as electricity, gas, or propane?</p> <p><i>There is a major Southern California Edison electrical transmission network adjacent to the project site.</i></p> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Are there any other known service problem areas (e.g., solid waste)?</p> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>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)?</p> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Other factors?</p> |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design

A copy of the Main Extension Contract effective date 12/9/04 with the Santa Clarita Water Division on file. A 10,175 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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community? <hr/> <i>Undeveloped hillside areas will be developed for urban residential use.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/> <hr/>

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

SETTING/IMPACTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS
 Toxic Clean-up Plan

CONCLUSION

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

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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

SETTING/IMPACTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

CONCLUSION

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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 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. Manotta, 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,
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.

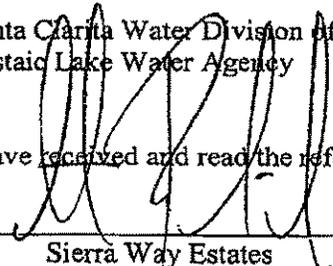
We provide this information to you so that you may investigate and take further actions as you may deem appropriate; we do not have the expertise, licenses or duty to counsel you on specifications for components of your water supply systems.

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

CONDITIONAL USE PERMIT BURDEN OF PROOF

(Including Density Controlled Development and Grading over 100,000 cubic yards)

Background

The project proposes a clustered design and 400,000 cubic yards of grading. A total of 75 single family lots are proposed on the 240 acre site. 80 acres of the site will be subject to grading with development occurring on approximately 60 acres. 182 acres are reserved as permanent open space.

A. That the requested use at the location will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The proposed subdivision is designed to be compatible with the character of the surrounding community. The tentative map depicts 75 single family lots, with average lot areas of approximately ½ an acre. The lots range in size from 21,000 square feet to 1 acre. The surrounding community is rural in nature, with scattered single family residences on large lots. The project proposes a density of approximately 0.3 units per acre, consistent with a rural community.

The project proposes a total of 400,000 cubic yards of grading, to be balanced on site. The proposed grading is reviewed by County staff to ensure technical feasibility and safety to the public. The project will be conditioned to comply with all requirements of the grading ordinance, including limits on the time grading activities may occur and watering of the site during grading to limit dust. Any mitigation measures identified to reduce impacts associated with project grading will be complied with as required.

The project incorporates a clustered design, allowing the development to be concentrated in the project site's already highly disturbed valleys, resulting in minimal visibility from surrounding properties and roadways. The clustering will permit the preservation of significant open space to be maintained, as required by Section 22.56.205, by a homeowner's association, maintenance district or other appropriate means.

Approximately 182 acres or 78% of the site will remain permanently undeveloped. Clustering creates a benefit to the surrounding community by preserving the natural views from nearby properties, enhancing the use and enjoyment of those properties as well as that of the project site. The project will also enhance the valuation of surrounding properties by creating new housing stock.

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

The project site will be graded to provide pads for the proposed single family lots. These pads will be designed to be able to accommodate the required yards, parking and other development standards prescribed in Title 22. The applicable provisions are found in Section 22.24.170 and 22.20.105 of the zoning ordinance and include front yards of a minimum of 20', rear yards of a minimum of 15', and side yards a minimum of 5'. Required parking is 2 covered spaces per residence and the lots will easily accommodate this requirement. It is anticipated that the type of residences constructed will be similar in design and character to those existing in the surrounding community. Landscaping plans will be submitted as required by the project approval and landscaping materials will comply with the requirements for use of native species to integrate the site with the surrounding area.

C. That the proposed site is adequately served:

- 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and**
- 2. By other public or private service facilities as are required.**

The project site is located approximately 4 miles north of the 14 Freeway. The property takes direct access from Sierra Highway, a major highway of 100' in width. Roadway improvements required include left and right transitional lanes and pavement and street lighting on Sierra Highway. The project will also be conditioned to provide payment of significant fees to the County's Bridge and Thoroughfare District as a regional benefit. The project's internal streets will be designed to the County required width of 60' and 64', providing adequate circulation within the project. The traffic report identified a expected trip generation of a total of 718 trips and the streets have been designed to accommodate this level of increased traffic. The project will be served by public water and sanitary sewers with the extension of existing infrastructure to the project site. Electricity and natural gas is also available to the site.

Related to the project grading, Sierra Highway is of sufficient width and quality to handle the construction traffic generated by project grading. Grading is proposed to be balanced on site so there will be no transport of graded materials off-site.

CONDITIONAL USE PERMIT
Burden of Proof
Hillside Management

Findings

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

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

The project site contains natural slopes of 25% and is designated a non-urban hillside management area. The slope analysis prepared for the project has determined that the low density threshold is 29 and the maximum density is 91. The proposed 75 lots exceeds the low-density threshold so a conditional use permit is required.

The project requires review by County staff to ensure the project is designed to limit threats associated with geologic hazards and is located away from seismically active locations and flood prone areas.

The project has been designed to avoid any fault hazard zones and to incorporate design measures to control any potential liquefaction. The design was based on substantiation in the project's geotechnical report that potential geotechnical hazards would be less than significant with the mitigation measures associated with the design shown on the tentative map.

A total of 400,000 cubic yards of grading is proposed to develop the project. The grading will be done in compliance with County requirements to ensure that there are no risks of mud flow or erosion hazard.. The project's drainage analysis in the drainage concept report verifies that the developed areas will not be subject to significant flood hazard. Surface runoff and erosion control methods will be implemented to control the potential for downstream flooding and the existing drainage pattern onsite and downstream will not be altered. Also, the project will be conditioned to comply with the fuel modification requirements of the Fire Department.

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

The project is compatible with the natural, biotic, cultural, scenic and open space resources of the area. The proposed project will visually reflect the character of the surrounding community. The project vicinity is a generally rural area with scatted single family residences at very low density. The project contains a total of 182 acres of open space, or 78% of the project site.

The project is designed so that no natural channels, or riparian or wetland habitat will be disturbed. The developed area will comprise approximately 40% of the site, limiting impacts to the site's native plant communities and other resources. There are no listed species of concern identified in the project's biological resources assessment and no jurisdictional waters will be impacted.

A Phase I archaeological report prepared for the site conclude no cultural resources occur on site. The project will be conditioned to stop work if resources are discovered.

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

The project is located in an area within close proximity to the outer edges of the rapidly urbanizing city of Santa Clarita. Numerous services are available within a short drive of the project site. Retail, office and industrial development is located nearby, in both the city of Santa Clarita and the unincorporated area. Schools and recreational facilities are also in the vicinity. Mint Canyon Elementary is approximately 1.5 miles from the site, Sierra Vista Junior High is 5.1 miles away and Canyon High School is 4.8 miles. Given the rural nature of the community, there are limited recreational facilities. However, there are baseball diamonds on Sierra Highway, less than a mile south of the project and a large community park located approximately 4.5 miles to the south near Soledad Canyon Road.

The project will also be able to provide essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.

Consistent with the policies of the SCVAP, the project will be conditioned to provide public water and sanitary sewer service. The project developer will bear the full cost of improvements and be responsible for extension of existing infrastructure from its current location at Vasquez Canyon Road. The project will provide housing consistent with the rural character of the Vasquez Canyon community and the non-urban designation of the Santa Clarita Valley Area Plan at a density of 0.3 units per acre. The project is a clustered design, minimizing grading and allowing preservation of natural terrain. The project design minimizes disruption and degradation of the environment.

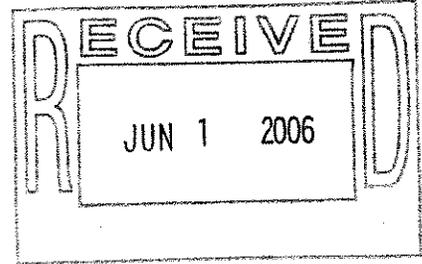
4. That the proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.

The project demonstrates creative and imaginative design by incorporating a clustered design to limit the amount of grading and provision of infrastructure and to allow for a large area of undisturbed natural open space. The developed area of the project will be only partially visible from Sierra Highway. The tentative map shows the project

generally located within the valleys between the ridges located on the site. No development is proposed on any area of the site where the topography is over 50%. The project is designed with minimum 20,000 square foot lots to allow for the use of the rural street section, to complement the surrounding rural character. The permanent maintenance of the 182 acres of open space will benefit current and future residents.

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

28648 The Old Road
Valencia, CA 91355
(800)735-2929 (TT/TDD)
(661)294-5540



May 25, 2006

File No.: 540.9107.13086

Mr. Hsiao-ching Chen
County of Los Angeles
Regional Planning Department
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Dear Mr. Chen:

This is in response to your letter regarding the Sierra Highway Estates Project (Project #03-386). The proposed 245.84 acre project will consist of 75 single family homes, three open space lots and one water tank lot. This project will be located entirely within the unincorporated area of Los Angeles County, near Sierra Highway.

The proposed project will be located in the unincorporated area of Los Angeles County and within the jurisdiction of the California Highway Patrol Newhall Area. Therefore, traffic enforcement, emergency incident management, public service, assistance and accident investigation will be the responsibility of our agency.

The project will result in an increased traffic volume on Sierra Highway and will likely result in increased calls for traffic enforcement, emergency incident management, public service, assistance, response times and accident investigation. On page 10 of the Mitigation Monitoring Program report there is mention of staging construction vehicles along Sierra Highway. The California Highway Patrol would be against parking any construction vehicles along Sierra Highway because of the added danger to the motoring public. Sergeant Miler will be our Department's contact person for the project. If you have any questions or concerns, he may be reached at the above address or telephone number.

Thank you for allowing us the opportunity to comment on this project.

Sincerely,


FW S. V. BERNARD, Captain
Commander
Newhall Area

cc: Special Projects Section



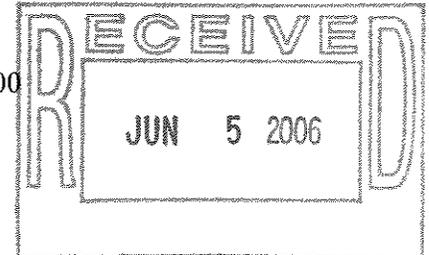
COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

JAMES F. STAHL
Chief Engineer and General Manager

May 31, 2006

File No: SCV-00.00-00



Ms. Susan Tae
Impact Analysis Section
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Tae:

Vesting Tentative Tract Map No. 47573-(5), Conditional Use Permit No. 03-386-(5)

This is in reply to your notice, which was received by the County Sanitation Districts of Los Angeles County (Districts) on May 22, 2006. We offer the following comments regarding sewerage service:

1. The area in question is outside the jurisdictional boundaries of the Districts and will require annexation into the Santa Clarita Valley Sanitation District before sewerage service can be provided to the proposed development. For specific information regarding the annexation procedure and fees, please contact Ms. Margarita Cabrera at extension 2708. Copies of the Districts' Annexation Information and Processing Fees sheets are enclosed for your convenience.
2. Because of the project's location, the 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. If no local sewer lines currently exist, it is the responsibility of the developer to convey any wastewater generated by the project to the nearest local sewer and/or Districts' trunk sewer. The nearest Districts' trunk sewer is the Soledad Canyon Trunk Sewer, Section 5, located in Soledad Canyon Road at Lost Canyon Road. This 18-inch diameter trunk sewer has a design capacity of 5.7 million gallons per day (mgd) and conveyed a peak flow of 2.3 mgd when last measured in 2003.
3. The District operates two water reclamation plants (WRPs), the Saugus 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 (SCVJSS). The SCVJSS has a design capacity of 28.1 mgd and currently processes an average flow of 21.1 mgd.
4. The expected average wastewater flow from the project site is 19,500 gallons per day.

5. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project, which will mitigate the impact of this project on the present Sewerage System. Payment of a connection fee will be required before a permit to connect to the sewer is issued. A copy of the Connection Fee Information Sheet is enclosed for your convenience. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

James F. Stahl



Ruth I. Frazen
Engineering Technician
Finance & Property Management Section

RIF:rf

Enclosures

c: M. Cabrera

**INFORMATION SHEET FOR
APPLICANTS REQUESTING ANNEXATION TO A
COUNTY SANITATION DISTRICT OF LOS ANGELES COUNTY**

A. ELIGIBILITY CRITERIA FOR ANNEXATION TO A COUNTY SANITATION DISTRICT OF LOS ANGELES COUNTY

1. The property is contiguous to said County Sanitation District or, if not contiguous, may be drained by gravity to a trunk sewer of that District,
2. The property is not included in whole or in part in any other agency providing services similar to those of the said County Sanitation District, and
3. The property is to be benefited by its inclusion in the said County Sanitation District.

B. HOW DO I INITIATE THE ANNEXATION APPLICATION PROCESS?

1. WRITE TO: County Sanitation Districts of Los Angeles County
P.O. Box 4998, Whittier, CA 90607
Attn: Annexation Program

The letter should contain the following information and support documentation about the property involved:

- a) Property location (street address, city, zip and Thomas Brothers map, page, grid)
- b) In case of a recorded single lot, include the County Assessor's map book-page-parcel map with the parcel highlighted.
- c) In case of a tract or parcel map, include a copy of the tentative or final map plus a closed-survey engineering traverse around the boundary to be annexed to the centerline of any public street.

CALL: County Sanitation Districts of Los Angeles County
(562) 908-4288, Extension 2708
7:00 a.m. through 4:30 p.m., Monday through Thursday
7:00 a.m. through 3:30 p.m., Fridays, except holidays

2. Districts' staff will calculate the acreage involved and will provide the applicant with a quote of annexation fees to be paid. At this time, the applicant will also be provided with a "Request for Annexation" form along with necessary instructions.
3. An annexation application file will be opened upon submittal by applicant of all the required documents (refer to Section C) along with a check for the annexation fee made payable to:

County Sanitation Districts of Los Angeles County

C. WHAT DOCUMENTS DO I NEED TO FILE?

1. **"Request for Annexation" Form (4 pages):** All applicants must complete, in detail, and return the Request for Annexation form signed by the legal owner whose name appears on the current Los Angeles County assessment roll. See C5) for assistance in completing page 4 of this form.
2. **Los Angeles County Local Agency Formation Commission Party Disclosure Form:** All applicants must complete and return the Party Disclosure Form pursuant to the Local Agency Formation Commission Party Disclosure Form Information Sheet.
3. **Annexation Fee payment** as stated in the quotation letter. Cash will not be accepted.

4. **Copy of Grant Deed.** (Applicants must submit a copy of the Grant Deed which includes the legal description. Disregard this request if the proposed project is a tract/parcel map.)
5. **California Environmental Quality Act (CEQA):** All applications are subject to CEQA. **If you are applying for a single-family home on septic tank, your project is exempt and the Notice of Exemption will be prepared by this office.** As required by LAFCO, all other applicants must provide twenty six (26) copies of the Initial Study, Final Negative Declaration, Final Mitigated Negative Declaration, Notice of Determination, and Mitigation Monitoring and Reporting Program approved by a city or County Regional Planning Commission, or five (5) copies each of the Final Environmental Impact Report (EIR) and the Notice of Determination approved by a city or County Regional Planning Commission, whichever is applicable
6. **Radius Map and Corresponding Mailing Labels for LAFCO:** All developers are required to submit a radius map within a 300-foot radius of the exterior boundaries of the project area and each parcel of land lying entirely or partially within a 300-foot radius. A set of mailing labels of those landowners that are within a 300-foot radius of the exterior boundaries of the subject area is also required. Provide a list of the Assessor's parcel number, name, and address of each landowner.
7. **Please Note:** The annexation fees and application will not be accepted until *all* of the required items have been submitted.

D. HOW MUCH DO I HAVE TO PAY?

The annexation fee consists of three processing fees. The **Annexation Processing Fees** table is attached. The Sanitation Districts, as the lead agency for the annexation, will collect the processing fees at time of annexation application. The three processing fees are for: 1) County Sanitation Districts of Los Angeles County (CSD), 2) Local Agency Formation Commission (LAFCO), and 3) State Board of Equalization (SBE). The LAFCO and SBE processing fees are subject to change without notice. If their fees increase before your application is processed by this office for submittal to these agencies, then you will be notified and the additional monies must be paid before the annexation procedure can be finalized.

E. HOW LONG DOES IT TAKE TO PROCESS MY ANNEXATION APPLICATION?

If the project is a recorded single family lot, Districts' staff will begin processing the annexation application as soon as the required forms are submitted and the annexation fees paid. Upon payment of the annexation fees, for all Sanitation Districts except the Santa Clarita Valley Sanitation District, the applicant may pay the connection fees and proceed with the project.

If the project is a tract or parcel map, Districts' staff will begin processing the annexation application as soon as the required forms, annexation fees and a copy of the recorded tract/parcel map blueline are submitted. Upon payment of annexation fees, the applicant may have the original sewer map signed off. Also, for all Sanitation Districts except the Santa Clarita Valley Sanitation District, the applicant may pay the connection fees. The annexation procedure cannot be completed until after receipt, in this office, of the recorded tract/parcel blueline map.

F. WHERE CAN I GET ADDITIONAL INFORMATION?

For additional information, please call:

County Sanitation Districts of Los Angeles County
 (562) 908-4288, Extension 2708
 7:00 a.m. through 4:30 p.m., Monday through Thursday
 7:00 a.m. through 3:30 p.m., Fridays, except holidays

**ANNEXATION PROCESSING FEES FOR THE
COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY**

COUNTY SANITATION DISTRICTS' PROCESSING FEE	ACREAGE			FEE
	0.0	to	1.5	\$800
	>1.5	to	5.0	\$1,075
	>5.0	to	20.0	\$215/Acre
	Over 20.0			\$4,300 Plus \$35/Additional Acre And Every Fraction Thereof
LOCAL AGENCY FORMATION COMMISSION FILING FEE^{1/}	ACREAGE			FEE
ANNEXATIONS AND DETACHMENTS	0.0	to	1.0	\$2,500
	>1.0	to	5.0	\$3,000
	>5.0	to	10.0	\$3,500
	>10.0	to	25.0	\$5,000
	>25.0	to	50.0	\$6,000
	>50.0	to	160.0	\$7,000
	160.0+ Acres			\$8,000
OTHER PROPOSALS	Special Reorganization			\$10,000
	Incorporation/Disincorporation/Consolidation			\$7,500
	District Formation			\$7,500
	District Dissolution/Consolidation/Merger			\$5,000
	Establishment of Subsidiary District			\$4,000
	Reorganizations			Basic Fee*+ 20%
	Amend Existing Sphere of Influence for an Annexation			\$500
	Amend Existing Sphere of Influence for Action other than an Annexation			20% of Basic Fee
	Amend/Update Existing Sphere of Influence Without other Action			
	0.0	to	1.0	\$2,500
	>1.0	to	5.0	\$3,000
	>5.0	to	10.0	\$3,500
	>10.0	to	25.0	\$5,000
	>25.0	to	50.0	\$6,000
	>50.0	to	160.0	\$7,000
160.0+ Acres			\$7,000	
Reconsideration of LAFCO Determinations			50% of Basic Fee	
Special District Study			Actual Cost	
Out-of-Agency Service Agreements			\$2,000	
Petition Verification			Actual Cost	
Notice/Radius Map			Actual Cost	
State Controller Review			\$2,000 + Actual Cost	
*The "Basic Fee" is the filing fee charged for the underlying change of organization associated with the action indicated. If more than one change of organization is proposed, it is the higher fee.				
STATE BOARD OF EQUALIZATION^{2/}	ACREAGE			FEE
SINGLE AREA TRANSACTIONS	0.0	to	<1.0	\$300
	1.0	to	5.99	\$350
	6.0	to	10.99	\$500
	11.0	to	20.99	\$800
	21.0	to	50.99	\$1,200
	51.0	to	100.99	\$1,500
	101.0	to	500.99	\$2,000
	501.0	to	1,000.99	\$2,500
	1,001.0	to	2,000.99	\$3,000
	2,001.0 and Above			\$3,500
OTHER PROPOSALS	Additional County per Transaction			\$300
	Consolidation per Resolution or Ordinance			\$300
	Entire District Transaction			\$300
	Coterminous Transaction			\$300
	District Dissolution or Name Change			\$0

^{1/}Most recent LAFCO fee increase effective June 1, 2003.

^{2/}Most recent SBE fee increase effective December 2, 1998.

**INFORMATION SHEET FOR APPLICANTS
PROPOSING TO CONNECT OR INCREASE THEIR DISCHARGE TO
THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY SEWERAGE SYSTEM**

THE PROGRAM

The County Sanitation Districts of Los Angeles County are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting to a Sanitation District's sewerage system. Your connection to a City or County sewer constitutes a connection to a Sanitation District's sewerage system as these sewers flow into a Sanitation District's system. The County Sanitation Districts of Los Angeles County provide for the conveyance, treatment, and disposal of your wastewater. **PAYMENT OF A CONNECTION FEE TO THE COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY WILL BE REQUIRED BEFORE A CITY OR THE COUNTY WILL ISSUE YOU A PERMIT TO CONNECT TO THE SEWER.**

I. WHO IS REQUIRED TO PAY A CONNECTION FEE?

1. Anyone connecting to the sewerage system for the first time for any structure located on a parcel(s) of land within a County Sanitation District of Los Angeles County.
2. Anyone increasing the quantity of wastewater discharged due to the construction of additional dwelling units on or a change in land usage of a parcel already connected to the sewerage system.
3. Anyone increasing the improvement square footage of a commercial or institutional parcel by more than 25 percent.
4. Anyone increasing the quantity and/or strength of wastewater from an industrial parcel.
5. If you qualify for an Ad Valorem Tax or Demolition Credit, connection fee will be adjusted accordingly.

II. HOW ARE THE CONNECTION FEES USED?

The connection fees are used to provide additional conveyance, treatment, and disposal facilities (capital facilities) which are made necessary by new users connecting to a Sanitation District's sewerage system or by existing users who significantly increase the quantity or strength of their wastewater discharge. The Connection Fee Program insures that all users pay their fair share for any necessary expansion of the system.

III. HOW MUCH IS MY CONNECTION FEE?

Your connection fee can be determined from the Connection Fee Schedule specific to the Sanitation District in which your parcel(s) to be connected is located. A Sanitation District boundary map is attached to each corresponding Sanitation District Connection Fee Schedule. Your City or County sewer permitting office has copies of the Connection Fee Schedule(s) and Sanitation District boundary map(s) for your parcel(s). If you require verification of the Sanitation District in which your parcel is located, please call the Sanitation Districts' information number listed under Item IX below.

IV. WHAT FORMS ARE REQUIRED*?

The Connection Fee application package consists of the following:

1. Information Sheet for Applicants (this form)
2. Application for Sewer Connection

3. Connection Fee Schedule with Sanitation District Map (one schedule for each Sanitation District)

*Additional forms are required for Industrial Dischargers.

V. WHAT DO I NEED TO FILE?

1. Completed Application Form
2. A complete set of architectural blueprints (not required for connecting one single family home)
3. Fee Payment (checks payable to: County Sanitation Districts of Los Angeles County)
4. Industrial applicants must file additional forms and follow the procedures as outlined in the application instructions

VI. WHERE DO I SUBMIT THE FORMS?

Residential, Commercial, and Institutional applicants should submit the above listed materials either by mail or in person to:

County Sanitation Districts of Los Angeles County
Connection Fee Program, Room 130
1955 Workman Mill Road
Whittier, CA 90601

Industrial applicants should submit the appropriate materials directly to the City or County office which will issue the sewer connection permit.

VII. HOW LONG DOES IT TAKE TO PROCESS MY APPLICATION?

Applications submitted by mail are generally processed and mailed within three working days of receipt. Applications brought in person are processed on the same day provided the application, supporting materials, and fee is satisfactory. Processing of large and/or complex projects may take longer.

VIII. HOW DO I OBTAIN MY SEWER PERMIT TO CONNECT?

An approved Application for Sewer Connection will be returned to the applicant after all necessary documents for processing have been submitted. Present this approved-stamped copy to the City or County Office issuing sewer connection permits for your area at the time you apply for actual sewer hookup.

IX. HOW CAN I GET ADDITIONAL INFORMATION?

If you require assistance or need additional information, please call the County Sanitation Districts of Los Angeles County at (562) 908-4288, extension 2727.

X. WHAT ARE THE DISTRICTS' WORKING HOURS?

The Districts' offices are open between the hours of 7:00 a.m. and 4:00 p.m., Monday through Thursday, and between the hours of 7:00 a.m. and 3:00 p.m. on Friday, except holidays. When applying in person, applicants must be at the Connection Fee counter at least 30 minutes before closing time.