



Los Angeles County  
Department of Regional Planning

---



*Planning for the Challenges Ahead*

**CERTIFIED-RECEIPT  
REQUESTED**

Bruce W. McClendon FAICP  
Director of Planning

April 13, 2007

B&C Land and Water LLC  
341 W. Second Street, Suite 1  
San Bernardino, California 92401

**SUBJECT: REVISED VESTING TENTATIVE TRACT MAP NO. 50385  
CONDITIONAL USE PERMIT NO. 2005-00171-(5)  
OAK TREE PERMIT REQUEST NO. 2005-00062-(5)  
MAP DATE: November 21, 2006**

Dear Applicant:

The Regional Planning Commission of the County of Los Angeles ("Commission") conducted a public hearing on the matter of Revised Vesting Tentative Tract Map No. 50385, Conditional Use Permit Case No. 2005-00171-(5) and Oak Tree Permit Request No. 2005-00062-(5) on March 21, 2007.

After considering the evidence presented, the Commission in its action on April 11, 2007, approved the project in accordance with the Subdivision Map Act and Title 21 (Subdivision Ordinance) and 22 (Zoning Ordinance) of the Los Angeles County Code subject to the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached.

The actions of the revised map authorize the creation of 247 single-family lots, four open space lots, four debris basin lots and one water reclamation plant lot on 742 gross acres. Also authorized are the following: a) the project development within a hillside management area and a water reclamation facility in the A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) zone; b) the removal of two oak trees on the project site; and c) the Supplemental Environmental Impact Report ("SEIR") and mitigation monitoring plan.

Your attention is called to the following conditions of the Revised Vesting Tentative Tract Map:

- (Condition No. 22) 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

**REVISED VESTING TENTATIVE TRACT MAP NO. 50385  
CONDITIONAL USE PERMIT CASE NO. 2005-00171-(5)  
OAK TREE PERMIT REQUEST NO. 2005-00062-(5)**

**Approval Letter**

**Page 2 of 4**

subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.

Your attention is called to the following conditions of the Conditional Use Permit:

- (Condition No. 7) Within five (5) days of the completion of the appeal period, the permittee shall remit a \$2,550.00 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
- (Condition No. 8) 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 \$1,500.00. 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 ten (10) inspections twice a year. The inspections shall be unannounced.

Your attention is called to the following conditions of the Oak Tree Permit:

- (Condition No. 10) The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$500. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one initial inspection of temporary fencing (required to secure the protected zone of the remaining Oak trees), prior to the commencement of construction and four subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning ("Director of Planning") and the Forester shall retain the right to make regular and unannounced site inspections.

The decision of the Commission regarding the revised map shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Board of Supervisors ("Board") within the following time period:

REVISED VESTING TENTATIVE TRACT MAP NO. 50385  
CONDITIONAL USE PERMIT CASE NO. 2005-00171-(5)  
OAK TREE PERMIT REQUEST NO. 2005-00062-(5)

Approval Letter

Page 3 of 4

- In accordance with the requirements of the State Map Act, the revised map may be appealed within ten days following the decision of the Commission. The appeal period ends on **April 23, 2007**.
- In accordance with the requirements of the State Map Act, the Conditional Use Permit and Oak Tree Permit may be appealed within 15 days following the receipt of the decision.

The decision of the Commission regarding the revised map may be appealed to the Board. **If you wish to appeal the decision of the Commission to the Board, you must do so in writing and pay the appropriate fee.** The fee for appeal process is \$1,499.00 for the applicant and \$750.00 for non-applicant(s).

To initiate the appeal, submit a check made payable to the Los Angeles County Board of Supervisors, along with an appeal letter to Ms. Robin A. Guerrero, Deputy Executive Officer, Los Angeles County Board of Supervisors, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

After the appeal period has passed and the appropriate fees have been paid, the approved revised map may be obtained at the Land Divisions Section, Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012.

The revised map approval shall expire on **April 11, 2009**. If the subject revised map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person within one month prior to the expiration date**.

If you have any questions regarding this matter, please contact Mr. Jodie Sackett of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed Fridays.

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



Frank Meneses, Administrator  
Current Planning Division

**REVISED VESTING TENTATIVE TRACT MAP NO. 50385  
CONDITIONAL USE PERMIT CASE NO. 2005-00171-(5)  
OAK TREE PERMIT REQUEST NO. 2005-00062-(5)  
Approval Letter**

**Page 4 of 4**

BWM:FM:jds

Attachments:     1. Findings and Conditions  
                      2. Mitigation Monitoring Plan

c:                   Subdivision Committee  
                      Board of Supervisors  
                      Building and Safety  
                      Testifiers

Footage: 356



Los Angeles County  
Department of Regional Planning  
*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

April 12, 2007

B&C Land and Water LLC  
341 W. Second Street, Suite 1  
San Bernardino, California 92401

**SUBJECT: FISH AND GAME FEE REQUIREMENT FOR  
REVISED VESTING TENTATIVE TRACT MAP NO. 50385  
CONDITIONAL USE PERMIT NO. 2005-00171-(5)  
OAK TREE PERMIT CASE NO. 2005-00062-(5)**

Dear Applicant:

A fee for the programs of the California Department of Fish and Game must be paid to the Los Angeles County Clerk at the time a Notice of Determination is filed on an approved project. This is to inform you that, for your project approved on April 11, 2007,

- an Environmental Impact Report was required; therefore, a fee of \$2500 plus \$50 for processing must be paid.
- a Mitigated Negative Declaration was issued; therefore, a fee of \$1,800 plus \$50 for processing must be paid.
- the project was found to involve no potential for any adverse effect on wildlife resources; therefore, a \$50 processing fee to accompany the Certificate of Fee Exemption must be paid.

For your convenience fees will be collected by the Department of Regional Planning for forwarding to the County Clerk. Because the Department cannot accept these fees by mail, please bring a check in the appropriate amount to the Land Divisions Section, Room 1382, Hall of Records, 13<sup>th</sup> Floor, 320 West Temple Street, Los Angeles, California 90012. Write the tentative tract map number on your check, payable to the County of Los Angeles.

**Please note that Section 21089(b) of the Public Resources Code provides that no project approval is operative, vested or final until these fees are paid.**

**REVISED VESTING TENTATIVE TRACT MAP NO. 50385**  
**Fish and Game Fee Notice**

**PAGE 2**

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



Susan Tae, AICP  
Supervising Regional Planner  
Land Divisions Section

SMT:JDS

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Department of Regional Planning
320 W. Temple Street, Rm. 1348
Los Angeles, CA 90012



X Los Angeles Environmental Filings
12400 E. Imperial Highway, Room 1101
Norwalk, CA 90650

Subject:

Filing Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

REVISED VESTING TENTATIVE TRACT MAP NO. 50385
CONDITIONAL USE PERMIT NO. 2005-00171-(5)
OAK TREE PERMIT REQUEST NO. 2005-00062-(5)

Project Title

Table with 3 columns: State Clearinghouse Number, Lead Agency, Area Code/Telephone/Extension. Row 1: N/A, Mr. Jodie D. Sackett, (213) 974-6433.

The subject property is located north of 14 Freeway and Valley Sage Rd. and south of Sierra Highway in Agua Dulce

Project Description:

The applicant has requested the approval of Revised Vesting Tentative Tract Map No. 50385. The subdivision proposes to create 247 single-family lots, four open space lots, four debris basin lots and one water reclamation plant lot on a 742 gross acre site.

This is to advise that the Regional Planning Commission has approved the above-described project on April 11, 2007 and made the following determination regarding the above described project:

- 1. The project [ ] will [X] will not have a significant effect on the environment.
2. [X] A Supplemental Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not made a condition of the approval of the project.
4. A statement of Overriding Considerations [X] was [ ] was not adopted for this project.
5. Findings [X] were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the Supplemental Environmental Impact Report with comments and responses and record of project approval is available to the General Public at:

320 West Temple Street, Los Angeles, California 90012

Signature (Public Agency) Date received for filing at OPR: April 12, 2007 Title: Supervising Regional Planner

**COUNTY OF LOS ANGELES  
FINDINGS OF THE REGIONAL PLANNING COMMISSION  
FOR REVISED VESTING TENTATIVE TRACT MAP NO. 50385**

1. The Regional Planning Commission of the County of Los Angeles ("Commission") has conducted a public hearing on the matter of Revised Vesting Tentative Tract Map No. 50385. Revised Vesting Tentative Tract Map No. 50385 was heard concurrently with Conditional Use Permit Case No. 2005-00171-(5) and Oak Tree Permit Request No. 2005-00062-(5) on March 21, 2007.
2. Revised Vesting Tentative Tract Map No. 50385 is a request to create 247 single-family lots, four open space lots, four debris basin lots and one water reclamation plant lot on 742 gross acres.
3. The site is located north of the Antelope Valley Freeway (State Highway 14) and Valley Sage Road, and south of the Sierra Highway in Agua Dulce.
4. The subject property is approximately 742 gross acres in size. It has variable (flat to steeply-sloping) topography.
5. The project proposes 3.75 million cubic yards of cut and fill grading to be balanced onsite.
6. There are 11 oak trees existing on the subject site. Two oak trees (no heritage) are proposed to be removed and nine remaining oak trees will not be impacted by the proposed subdivision.
7. Primary access to the project property will be from "A" Street, a 64-foot wide private and future street. "A" Street connects offsite to the east with Avenida Vasquez, a 64-foot wide private street leading in a southeasterly direction to Valley Sage Road, a 42-foot wide private street. Secondary access to the project property will be from "H" Street, a 64-foot wide private and future street leading offsite to the north and connecting with Sierra Highway, a 90-foot wide major highway.
8. The project site is zoned A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) and A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area).
9. Areas to the north and east surrounding the property are zoned A-1-1 and A-2-1. Areas to the south are zoned A-1-1 and areas to the west are zoned A-2-1.
10. The subject property is currently vacant. It is surrounded by single-family residences and vacant lots to the north, south, east and west. Sierra Highway is to the north and State Highway 14 is to the south of the project site.

11. Conditional Use Permit Case No. 2005-00171-(5) is a related request to ensure compliance with hillside management design review guidelines and onsite project grading, as well as permit a water reclamation plant in the A-2-1 zone.
12. Oak Tree Permit Request No. 2005-00062-(5) is a related request to authorize the removal of two oak trees from the project site.
13. The subject property is located within the N1 (Non-Urban 1-One Dwelling Unit Per Five Acres to One Dwelling Unit Per Two Acres) and HM (Hillside Management-One Dwelling Unit Per Five Acres to One Dwelling Unit Per Two Acres) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"). The Area Plan permits a maximum of 321 dwelling units on the subject property.

Approximately 633 acres (85 percent) of project land consists of zero to 50 percent slopes; The remaining 109 acres (15 percent) of subject property consists of slopes greater than 50 percent.

14. Revised Vesting Tentative Tract Map No. 50385 proposes 247 single-family lots, four open space lots, four debris basin lots and one water reclamation plant lot on 742 gross acres. The project proposes a reduction of 24 single family lots from the originally approved project. The two-acre residential lots contribute back yard area to the project's overall open space, which comprises over 73 percent of the subject property. In addition, a multiuse trail system is proposed for the project site, to be maintained by the Los Angeles County Department of Parks and Recreation ("Parks and Recreation"). The rear project entrance leading to Sierra Highway is proposed to be gated and will not restrict the offsite access of the proposed multiuse trails and trail realignment. The large hills on the south side of the project site are to be dedicated as open space. Two water tank lots (one for potable water, the other for irrigation water) are proposed and will be located at the base of the hills.
15. The proposed subdivision design limits the excessive grading of slopes by including most of the 50+ percent slopes within designated undisturbed open space areas. Where grading could not be avoided, the applicant has made an effort to contour some of the proposed graded slopes to match existing natural patterns. The low density threshold for the project is 193 dwelling units.
16. As the subject property is located within a non-urban area, a minimum of 70 percent open space is required. 547.7 acres (73.8 percent) of the project site is designated as open space. These include 261.9 acres (48 percent) of natural open space to be preserved within the individual lots, and 161.7 acres (29 percent) of natural open space within the four open space lots. 124.1 acres (23 percent) of disturbed open space will be preserved within the manufactured slopes of individual lots, including the four debris basin lots and water reclamation plant lot.

17. The subject property is located within the Agua Dulce Community Standards District ("CSD"). The CSD requires all residential lots to be at least two net acres in area, or, at least two gross acres in area with minimum dimensions of 165 feet in length and width. The applicant proposes many residential lots below two net acres, but all lots are at least two gross acres in area. Of those below two net acres, five do not meet the minimum 165 by 165 feet area requirement: Lot Nos. 99, 156, 157, 164 and 169 as labeled on the revised vesting tentative map dated November 21, 2006. These lots will be required to conform to the CSD prior to final map approval.
18. Public correspondence was received (six letters, four e-mails) both supporting and opposing the proposed project. The four in opposition stated concerns related to CSD minimum lot area requirements, vehicle traffic generation, construction traffic, offsite access to the property, location of the proposed water reclamation plant, offsite transport of debris from the plant, dedication of open space and trails, local school impacts, project density and loss of equestrian trails currently existing on the project site. Those in support of the project stated that they "welcome" the development, have "no objections" and are "satisfied" with the proposed project.
19. On March 21, 2007 the Commission heard a presentation from staff as well as testimony from the applicant and the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.
20. Testimony was taken from five persons who were in opposition or had concerns regarding the project; and one member in support. Opposition testimony included the project's water resources and connection, improper public hearing notification, traffic impacts, construction traffic and unsafe speeds along proposed "H" Street. Those who had concerns commented on general impacts and a possible water connection to their adjacent property. In addition, one member of the Agua Dulce Town Council ("Town Council") testified in support of the project, while also addressing two concerns related to the use of rural road sections and "shielded" lighting.
21. During the March 21, 2007 public hearing, staff clarified that those residential lots under two gross acres and not meeting the minimum 165 by 165 feet area requirements would be conditioned to fully comply with the CSD provisions prior to final map approval.
22. Regarding the traffic impacts, including those related to construction, the applicant responded that the original EIR did not find traffic impacts to be significant. The applicant also responded that no construction traffic will travel along Juniper Valley Road, a local means of access near the subject property. The applicant indicated that Valley Sage Road and Escondido Road will be improved and conform to Los Angeles County standards for road safety, and that

there is no intention to use Shady Lane Road. Additionally, offsite access to some existing local unpaved roads will be provided via the proposed paved roads within the project site.

23. Regarding the unsafe speeds along "H" Street, the applicant responded that enforcement of the speed limit is not within the control of the proposed development and that homeowners and local residents will need to adhere to the existing traffic laws. Staff also confirmed that rural road sections would be used as the standard for the proposed private and future streets.
24. Regarding the water resources and connection, the applicant responded that the water line issue is not part of the current project description and was approved with the original project. Regarding the possible water connections for adjacent land owners, the applicant stated that individual residents can apply to the local water district (No. 37).
25. The applicant also responded that shielded lighting would be incorporated into the project during the construction phase.
26. In the presentation and in subsequent comments, staff addressed the other remaining concerns stated in the opposing correspondence. Staff indicated that the applicant is not being required to connect the two segments of Valley Sage Road as a condition of approval. Also, staff addressed in detail the proposed location of the water reclamation plant and indicated that it would have minimal aesthetic impacts due to the plant site's location in a small valley. Existing equestrian trails would be replaced with a new network of multiuse trails and a trail realignment connecting offsite. The applicant testified to the advantages of the proposed multiuse trails. Staff also stated in the presentation that the project's overall density was consistent with the General and Area Plans.
27. On March 21, 2007 the Commission addressed the concerns raised by the testifiers, discussed its own concerns and directed the applicant to work with staff on the following issues:
  - First, the Commission directed the applicant to verify that the "reverse osmosis" technology for the proposed water reclamation plant is the best available technology. The applicant confirmed that "reverse osmosis" is the best available technology that the Los Angeles County Department of Public Works ("Public Works") and Los Angeles County Sanitation District ("Sanitation District") approved in the current plant design. The current plant design was also evaluated in the SEIR.
  - Second, that the applicant work with Public Works to propose a closer landfill facility to haul the water reclamation plant debris. Public Works determined that prior to approval of the reclamation plant improvement plans, a study of all alternatives for the location of disposal of sludge and

brine shall be submitted to Public Works for review. The sludge from the project shall be hauled to the nearest Sanitation District facility which can feasibly accept the sludge. The feasibility of the facility to accept the sludge shall be determined by the Sanitation District. Among other possible locations, the following disposal locations shall be analyzed in the study: Facilities within Sanitation Districts 20 and 14 (Antelope Valley); and facilities within the Santa Clarita Valley Sanitation District (Santa Clarita Valley).

- Third, that the rear yards of those proposed residential lots abutting the Gas Line Road trail easement be protected from the trail users. The applicant confirmed that those rear yards would be fenced off and made inaccessible to the trail users.
- Fourth, that the applicant be required to disclose in the project's Conditions, Covenants and Restrictions ("CC&Rs") the existence of "fly-over zones" of a local airport and potential noise impacts related to the close proximity of the airport.
- Fifth, that the project's water system be expanded to meet the future water needs of nearby offsite residences. After meeting with staff, the applicant clarified that the water system was intentionally "downsized" in the original project approval in order to reduce its "growth-inducing" potential. However, the water system was adequately sized to accommodate both the overall project (including the 68 recorded units) and an adjacent development known as Sierra Colony (61 units).
- Sixth, that the applicant work with staff to determine the existing capacity of the local school system. Staff gathered the following data listed in the two tables below:

Table 1: Annual Enrollment Within the Acton-Agua Dulce Unified School District

<b>YEAR</b>	<b>TOTAL DISTRICT ENROLLMENT (NO. OF STUDENTS)</b>
2000-2001	2,068
2001-2002	2,099
2002-2003	2,078
2003-2004	1,994*
2004-2005	1,986
2005-2006	1,909
2006-2007	1,882 (1,913**)

According to the above data from the California State Department of Education, enrollment within the School District has been declining since

2002. The School District consists of two elementary schools, a junior high school and a high school. (\*The Acton Elementary School was closed after the 2003-2004 school year due to declining enrollment, reducing the total number of schools from five to four. \*\*1,913 is the current enrollment based on April 2007 data received directly from the schools.)

Table 2: Enrollment and Capacity Per School

<b>SCHOOL (2006-07)</b>	<b>CURRENT ENROLLMENT</b>	<b>CURRENT CAPACITY</b>	<b>SEATS AVAIL.</b>
High Desert Middle	500	600	+100
Vasquez High	602	600	-2
Meadowlark Elem.	463	433	-30
Agua Dulce Elem.	348	348	0
<b>DISTRICT TOTAL</b>	1,913	1,981	+68

Staff obtained the above data directly from each school indicating that approximately 68 seats are currently available within the School District.

- Lastly, that staff include environmental sustainability measures as a condition of project approval. Specifically, the Commission suggested that at least 20 percent of the homes to be constructed on the proposed residential lots be designed to meet “green building” standards. Staff examined the most feasible measures for the proposed project’s sustainability. The following has been proposed:
  - a) Prior to final map approval, the applicant shall agree, in a recorded covenant submitted to the Los Angeles County Department of Regional Planning (“Regional Planning”), to offer amenities for purchase in 100 percent of the homes to be constructed, according to the Leadership in Energy and Environmental Design (“LEED”) standards (at the “Certified” performance level) established by the US Green Building Council, with a suggested minimum goal of 20 percent of the individual homes constructed by the applicant or builder to meet the LEED “Certified” standard on a voluntary basis.
  - b) The applicant shall provide to Regional Planning a marketing package describing in detail how the developer and/or builder proposes to make available information regarding the advantages of a LEED-certified home to potential homebuyers. This marketing package must explicitly delineate the environmental advantages of building and owning a LEED-certified home, to include numerical calculations of the projected energy savings and other conservation-related benefits over the life of the home. The marketing package must at minimum include drafts of proposed marketing

literature and a summary letter from the developer and/or builder explaining the literature and how it will be made available to potential homebuyers. The developer and/or builder must give an in-person presentation to Regional Planning along with the submittal of the marketing package, to be reviewed by Regional Planning prior to issuance of building permits.

- c) Prior to issuance of building permits, the applicant shall provide to Regional Planning a detailed report describing how the overall project supports environmental sustainability. This report shall indicate in both narrative and numerical detail the overall project energy consumption and savings, and also how the project will compensate for not meeting the minimum suggested goal of 20 percent stated in "a" above, through the usage of other sustainable building practices, including the collective contribution of different green building amenities offered within individual homes, the water reclamation facility and other conservation measures planned within the development.
- d) Subsequent to final map recordation, the applicant or builder shall, on an ongoing basis, submit to Regional Planning for review a detailed monitoring report of the individual homes that will be constructed to incorporate LEED green building elements, including all those homes that will have met the LEED "Certified" standard upon completion of construction. These reports shall include numerical calculations for energy consumption and savings, and a summary describing the sustainability contribution to the overall project site. The reports may be individually submitted for each home constructed, or may be submitted together as a larger report detailing two or more homes.

28. On March 21, 2007 the Commission considered the testimony of the applicant and other testifiers, closed the public hearing, directed the applicant to respond to the issues raised, and staff to prepare the final SEIR, including responses to comments and the Statement of Overriding Considerations. The Commission also directed staff to prepare the Findings and Conditions and return at a future consent date.

29. The project design is required to comply with the standards of the A-1-1 and A-2-1 zoning classifications. Single-family residences are permitted in these zones pursuant to Section 22.20.410 of the Los Angeles County Code.

30. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General and Area Plans. The project increases the supply and diversity of housing and promotes the efficient use of water resources by incorporating a water reclamation facility.

31. The proposed subdivision will be served by public sewer and public water systems.

32. The site is physically suitable for the density and type of development proposed since it has access via privately-maintained streets to County-maintained streets, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
33. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
34. The design of the subdivision and the proposed improvements will not cause substantial environmental damage. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
35. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
36. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
37. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
38. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
39. An SEIR for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The SEIR also includes Responses to Comments and the Statement of Overriding Considerations. The SEIR analyzes the project's potential impacts and identifies mitigation measures to be implemented as part of the project.
40. The Commission has reviewed and considered the SEIR and finds that it reflects the independent judgment of the County. As stated in the SEIR and the Findings of Fact and Statement of Overriding Considerations regarding the SEIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for impacts to air quality, such specifically

identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the SEIR and incorporated as conditions in this revised vesting tentative map, the related conditional use permit and related oak tree permit.

41. The Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
42. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the SEIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
43. The MMP prepared in conjunction with the SEIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
44. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section of Regional Planning.

**THEREFORE**, in view of the findings of fact and conclusions presented above, Revised Vesting Tentative Tract Map No. 50385 is **approved**, subject to the attached conditions established by the Commission and recommended by the Los Angeles County Subdivision Committee.

**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. 2005-00171-(5), Oak Tree Permit Case No. 2005-00062-(5) the Mitigation Monitoring Program ("MMP"), and the applicable provisions of the Agua Dulce Community Standards District ("CSD").
2. Except as otherwise specified by Conditional Use Permit No. 2005-00171-(5) and the CSD, conform to the applicable requirements of the A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) and A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) zones.
3. Submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval. In the CC&Rs and in draft disclosure documents, include the existence of the local airport's "fly-over zones" and potential related noise impacts.
4. Submit evidence that the conditions of the associated Conditional Use Permit Case No. 2005-00171-(5) and Oak Tree Permit Case No. 2005-00062-(5) have been recorded.
5. Permission is granted to adjust lot lines to the satisfaction of Regional Planning, including those lot lines to comply with the CSD prior to final map approval.
6. 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.
7. Dedicate to the County on the final map the right to prohibit development in the open space lots (Lot Nos. 253, 254, 255 and 256), and record an open space building restriction area over those open space lots on the final map to the satisfaction of the Los Angeles County Department of Public Works ("Public Works") and Regional Planning.
8. Dedicate to the County all proposed recreational trails. Restriction of trail access with any proposed gated entries shall be prohibited. Include in the CC&Rs for Regional Planning review and approval.
9. Make inaccessible to recreational trail users the rear yards of those proposed residential lots abutting the Gas Line Road trail easement by erecting a fence. Include this restriction in the CC&Rs for Regional Planning review and approval.

10. Convey the water tank lot and access road located within open space Lot No. 255 as a separate fee lot. Show the separate fee lot on the final map to the satisfaction of Regional Planning.
11. 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.
12. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
13. 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 draft document to be recorded to Regional Planning.
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 Conditional Use Permit Case No. 2005-00171-(5)
15. Prior to the issuance of any 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. 2005-00171-(5).
16. Prior to approval of the reclamation plant improvement plans, a study of all alternatives for the location of disposal of sludge and brine shall be submitted to Public Works for review. The sludge from the project shall be hauled to the nearest Sanitation District facility which can feasibly accept the sludge. The feasibility of the facility to accept the sludge shall be determined by the Sanitation District. Among other possible locations, the following disposal locations shall be analyzed in the study: Facilities within Sanitation Districts 20 and 14 (Antelope Valley); and facilities within the Santa Clarita Valley Sanitation District (Santa Clarita Valley).  
  
In order to ensure that the treatment plant is designed as efficiently as possible, the applicant shall work with Public Works during design of the plant to explore all feasible options and design technologies so that the plant utilizes the least amount of energy required to meet water quality objectives.
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 Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

18. Comply with the following requirements for environmental sustainability:

- a) Prior to final map approval, the applicant shall agree, in a recorded covenant submitted to the Los Angeles County Department of Regional Planning ("Regional Planning"), to offer amenities for purchase in 100 percent of the homes to be constructed, according to the Leadership in Energy and Environmental Design ("LEED") standards (at the "Certified" performance level) established by the US Green Building Council, with a suggested minimum goal of 20 percent of the individual homes constructed by the applicant or builder to meet the LEED "Certified" standard on a voluntary basis.
- b) The applicant shall provide to Regional Planning a marketing package describing in detail how the developer and/or builder proposes to make available information regarding the advantages of a LEED-certified home to potential homebuyers. This marketing package must explicitly delineate the environmental advantages of building and owning a LEED-certified home, to include numerical calculations of the projected energy savings and other conservation-related benefits over the life of the home. The marketing package must at minimum include drafts of proposed marketing literature and a summary letter from the developer and/or builder explaining the literature and how it will be made available to potential homebuyers. The developer and/or builder must give an in-person presentation to Regional Planning along with the submittal of the marketing package, to be reviewed by Regional Planning prior to issuance of building permits.
- c) Prior to issuance of building permits, the applicant shall provide to Regional Planning a detailed report describing how the overall project supports environmental sustainability. This report shall indicate in both narrative and numerical detail the overall project energy consumption and savings, and also how the project will compensate for not meeting the minimum suggested goal of 20 percent stated in "a" above, through the usage of other sustainable building practices, including the collective contribution of different green building amenities offered within individual homes, the water reclamation facility and other conservation measures planned within the development.
- d) Subsequent to final map recordation, the applicant or builder shall, on an ongoing basis, submit to Regional Planning for review a detailed monitoring report of the individual homes that will be constructed to incorporate LEED green building elements, including all those homes that will have met the LEED "Certified" standard upon completion of construction. These reports shall include numerical calculations for energy consumption and savings, and a summary describing the sustainability contribution to the overall project site. The reports may be individually submitted for each home constructed, or may be submitted together as a larger report detailing two or more homes.

19. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Los Angeles County Subdivision Committee ("Subdivision Committee"). Each final unit map to record shall comply on its own, or

in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit Case No. 2005-00171-(5). Prior to approval of each final unit map, submit the following:

- 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.

20. Upon completion of the appeal period, remit processing fees (currently \$2,550.00) 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.

21. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final Supplemental Environmental Impact Report ("SEIR") for the project are incorporated by this reference and made conditions of Revised Vesting Tentative Tract Map No. 50385. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). 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 SEIR 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.

The reports shall be submitted in the following sequence:

- a. Prior to or concurrent with submittal of a revised Exhibit "A" to be approved by the Director of Planning prior to issuance of grading permits.
- b. At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase.
- c. Prior to occupancy clearances by Public Works.

**Conditions**

- b. Additional reports shall be submitted as required by the Director of Planning.
22. 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 MMP.
23. 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.
24. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider 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 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. 2005-00171-(5), Oak Tree Permit Case No. 2005-00062-(5), the attached MMP, and the attached reports recommended by the Subdivision Committee, which consists of the Departments of Regional Planning, Public Works, Fire Department, Parks and Recreation, and Public Health.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
CONDITIONAL USE PERMIT CASE NO. 2005-00171-(5)**

1. The Regional Planning Commission of Los Angeles County ("Commission") conducted a duly noticed public hearing in the matter of Revised Vesting Tentative Tract Map No. 50385 on March 21, 2007. Conditional Use Permit Case No. 2005-00171-(5) was heard concurrently with Revised Vesting Tentative Tract Map No. 50385 and Oak Tree Permit Case No. 2005-00062-(5).
2. The applicant, B&C Land and Water LLC, is proposing to create 247 single family lots, four open space lots, four debris basin lots and one water reclamation plant lot on 742 gross acres.
3. A Conditional Use Permit ("CUP") is required to ensure compliance with nonurban hillside management design review criteria, onsite project grading, and to permit a water reclamation plant in the A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) zone pursuant to Sections 22.56.215(D), (E) and (F), 22.24.100 and 22.24.150 of the Los Angeles County Code ("County Code").
4. The proposed subdivision is a nonurban hillside project, as the subject property exhibits natural slopes of 25 percent or greater. A CUP is required for the project, since the 247 dwelling units proposed exceeds the low-density threshold established for the site.
5. The subject site is located north of the Antelope Valley Freeway (State Highway 14) and Valley Sage Road, and south of the Sierra Highway in Agua Dulce.
6. The subject property is approximately 742 gross acres in size. It has variable (flat to steeply-sloping) topography.
7. The project proposes 3.75 million cubic yards of cut and fill grading to be balanced onsite.
8. There are 11 oak trees existing on the subject site. Two oak trees are proposed to be removed and nine remaining oak trees will not be impacted by the proposed subdivision.
9. Primary access to the project property will be from "A" Street, a 64-foot wide private and future street. "A" Street connects offsite to the east with Avenida Vasquez, a 64-foot wide private street leading in a southeasterly direction to Valley Sage Road, a 42-foot wide private street. Secondary access to the project property will be from "H" Street, a 64-foot wide private and future street leading offsite to the north and connecting with Sierra Highway, a 90-foot wide major highway.

10. The project site is designated as nonurban hillside development, and a minimum of 70 percent open space is required. The project provides 73.8 percent (547.7 acres) of open space as follows: 261.9 acres (48 percent) of natural open space to be preserved within the individual lots, 161.7 acres (29 percent) of natural open space within the four open space lots, and 124.1 acres (23 percent) of disturbed open space will be preserved within the manufactured slopes of individual lots, including the four debris basin lots and water reclamation plant lot.
11. The project site is zoned A-1-1 (Light Agricultural-One Acre Minimum Required Lot Area) and A-2-1.
12. Areas to the north and east surrounding the property are zoned A-1-1 and A-2-1. Areas to the south are zoned A-1-1 and areas to the west are zoned A-2-1.
13. The subject property is currently vacant. It is surrounded by single-family residences and vacant lots to the north, south, east and west. The Sierra Highway is to the north and State Highway 14 is to the south of the project site.
14. The project is consistent with the A-1-1 and A-2-1 zoning classifications. Single-family residences are permitted in the A-1-1 and A-2-1 zones pursuant to Section 22.24.070 of the County Code. The applicant has requested a CUP to ensure compliance with hillside development design criteria, onsite project grading, and permit a water reclamation plant in the A-2-1 zone pursuant to Section 22.56.215(D) (2b) of the County Code, which allows development of the site consistent with the surrounding properties.
15. The subject property is located within the N1 (Non-Urban 1-One Dwelling Unit Per Five Acres to One Dwelling Unit Per Two Acres) and HM (Hillside Management-One Dwelling Unit Per Five Acres to One Dwelling Unit Per Two Acres) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"). The Area Plan permits a maximum of 321 dwelling units on the subject property.

Approximately 633 acres (85 percent) of project land consists of zero to 50 percent slopes; these are areas that are least-impacted by project grading. The remaining 109 acres (15 percent) of subject property consists of slopes greater than 50 percent. While the proposed subdivision design limits the excessive grading of slopes by including most of the 50+ percent slopes within designated undisturbed open space areas. Where grading could not be avoided, the applicant has made an effort to contour some of the proposed graded slopes to match existing natural patterns.

As the subject property is located within a non-urban area, a minimum of 70 percent open space is required. 547.7 acres (73.8 percent) of the project site is

designated as open space. 261.9 acres (48 percent) of natural undisturbed open space will be preserved within the individual lots, while 161.7 acres (29 percent) of natural undisturbed open space will be preserved within the four open space lots and 124.1 acres (23 percent) of disturbed open space will be preserved within the manufactured slopes of each individual lot, to include the four debris basin lots and the water reclamation plant lot.

16. Revised Vesting Tentative Tract Map No. 50385 is a related request to create 247 single family lots, four open space lots, four debris basin lots and one water reclamation plant lot on 742 gross acres.
17. Oak Tree Permit Case No. 2005-00171-(5) is a related request to authorize the removal of two trees of the Oak genus *Quercus turbinella* identified as Tree Numbers 9 and 10 on the Oak Tree Report prepared by Jonathan E. Campbell, the consulting arborist, dated November 10, 2006, that identifies and evaluates 12 oak trees on the subject property.
18. Public correspondence was received (six letters, four e-mails) both supporting and opposing the proposed project. The four in opposition stated concerns related to CSD minimum lot area requirements, vehicle traffic generation, construction traffic, offsite access to the property, location of the proposed water reclamation plant, offsite transport of debris from the plant, dedication of open space and trails, local school impacts, project density and loss of equestrian trails currently existing on the project site. Those in support of the project stated that they "welcome" the development, have "no objections" and are "satisfied" with the proposed project.
19. On March 21, 2007 the Commission heard a presentation from staff as well as testimony from the applicant and the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.
20. Testimony was taken from five persons who were in opposition or had concerns regarding the project; and one member in support. Opposition testimony included the project's water resources and connection, improper public hearing notification, traffic impacts, construction traffic and unsafe speeds along proposed "H" Street. Those who had concerns commented on general impacts and a possible water connection to their adjacent property. In addition, one member of the Agua Dulce Town Council ("Town Council") testified in support of the project, while also addressing two concerns related to the use of rural road sections and "shielded" lighting.

21. During the March 21, 2007 public hearing, staff clarified that those residential lots under two gross acres and not meeting the minimum 165 by 165 feet area requirements would be conditioned to fully comply with the CSD provisions prior to final map approval.
22. Regarding the traffic impacts, including those related to construction, the applicant responded that the original EIR did not find traffic impacts to be significant. The applicant also responded that no construction traffic will travel along Juniper Valley Road, a local means of access near the subject property. The applicant indicated that Valley Sage Road and Escondido Road will be improved and conform to Los Angeles County standards for road safety, and that there is no intention to use Shady Lane Road. Additionally, offsite access to some existing local unpaved roads will be provided via the proposed paved roads within the project site.
23. Regarding the unsafe speeds along "H" Street, the applicant responded that enforcement of the speed limit is not within the control of the proposed development and that homeowners and local residents will need to adhere to the existing traffic laws. Staff also confirmed that rural road sections would be used as the standard for the proposed private and future streets.
24. Regarding the water resources and connection, the applicant responded that the water line issue is not part of the current project description and was approved with the original project. Regarding the possible water connections for adjacent land owners, the applicant stated that individual residents can apply to the local water district (No. 37).
25. The applicant also responded that shielded lighting would be incorporated into the project during the construction phase.
26. In the presentation and in subsequent comments, staff addressed the other remaining concerns stated in the opposing correspondence. Staff indicated that the applicant is not being required to connect the two segments of Valley Sage Road as a condition of approval. Also, staff addressed in detail the proposed location of the water reclamation plant and indicated that it would have minimal aesthetic impacts due to the plant site's location in a small valley. Existing equestrian trails would be replaced with a new network of multiuse trails and a trail realignment connecting offsite. The applicant testified to the advantages of the proposed multiuse trails. Staff also stated in the presentation that the project's overall density was consistent with the General and Area Plans.

27. On March 21, 2007 the Commission addressed the concerns raised by the testifiers, discussed its own concerns and directed the applicant to work with staff on the following issues:
- First, the Commission directed the applicant to verify that the “reverse osmosis” technology for the proposed water reclamation plant is the best available technology. The applicant confirmed that “reverse osmosis” is the best available technology that the Los Angeles County Department of Public Works (“Public Works”) and Los Angeles County Sanitation District (“Sanitation District”) approved in the current plant design. The current plant design was also evaluated in the SEIR.
  - Second, that the applicant work with Public Works to propose a closer landfill facility to haul the water reclamation plant debris. Public Works determined that prior to approval of the reclamation plant improvement plans, a study of all alternatives for disposal of sludge and brine shall be submitted to Public Works for review. The sludge from the project shall be hauled to the nearest Sanitation District facility which can feasibly accept the sludge. The feasibility of the facility to accept the sludge shall be determined by the Sanitation District. Among other possible locations, the following disposal locations shall be analyzed in the study: Facilities within Sanitation Districts 20 and 14 (Antelope Valley); and facilities within the Santa Clarita Valley Sanitation District (Santa Clarita Valley).
  - Third, that the rear yards of those proposed residential lots abutting the Gas Line Road trail easement be protected from the trail users. The applicant confirmed that those rear yards would be fenced off and made inaccessible to the trail users.
  - Fourth, that the applicant be required to disclose in the project’s Conditions, Covenants and Restrictions (“CC&Rs”) the existence of “fly-over zones” of a local airport and potential noise impacts related to the close proximity of the airport.
  - Fifth, that the project’s water system be expanded to meet the future water needs of nearby offsite residences. After meeting with staff, the applicant clarified that the water system was intentionally “downsized” in the original project approval in order to reduce its “growth-inducing” potential. However, the water system was adequately sized to accommodate both the overall project (including the 68 recorded units) and an adjacent development known as Sierra Colony (61 units).

- Sixth, that the applicant work with staff to determine the existing capacity of the local school system. Staff gathered the following data listed in the two tables below:

Table 1: Annual Enrollment Within the Acton-Agua Dulce Unified School District

<b>YEAR</b>	<b>TOTAL DISTRICT ENROLLMENT (NO. OF STUDENTS)</b>
2000-2001	2,068
2001-2002	2,099
2002-2003	2,078
2003-2004	1,994*
2004-2005	1,986
2005-2006	1,909
2006-2007	1,882 (1,913**)

According to the above data from the California State Department of Education, enrollment within the School District has been declining since 2002. The School District consists of two elementary schools, a junior high school and a high school. (\*The Acton Elementary School was closed after the 2003-2004 school year due to declining enrollment, reducing the total number of schools from five to four. \*\*1,913 is the current enrollment based on April 2007 data received directly from the schools.)

Table 2: Enrollment and Capacity Per School

<b>SCHOOL (2006-07)</b>	<b>CURRENT ENROLLMENT</b>	<b>CURRENT CAPACITY</b>	<b>SEATS AVAIL.</b>
High Desert Middle	500	600	+100
Vasquez High	602	600	-2
Meadowlark Elem.	463	433	-30
Agua Dulce Elem.	348	348	0
<b>DISTRICT TOTAL</b>	1,913	1,981	+68

Staff obtained the above data directly from each school indicating that approximately 68 seats are currently available within the School District.

- Lastly, that staff include environmental sustainability measures as a condition of project approval. Specifically, the Commission suggested that at least 20 percent of the homes to be constructed on the proposed residential lots be designed to meet “green building” standards. Staff examined the most feasible measures for the proposed project’s sustainability. The following has been proposed:
  - a) Prior to final map approval, the applicant shall agree, in a recorded covenant submitted to the Los Angeles County Department of Regional Planning (“Regional Planning”), to offer amenities for purchase in 100 percent of the homes to be constructed, according to the Leadership in Energy and Environmental Design (“LEED”) standards (at the “Certified” performance level) established by the US Green Building Council, with a suggested minimum goal of 20 percent of the individual homes constructed by the applicant or builder to meet the LEED “Certified” standard on a voluntary basis.
  - b) The applicant shall provide to Regional Planning a marketing package describing in detail how the developer and/or builder proposes to make available information regarding the advantages of a LEED-certified home to potential homebuyers. This marketing package must explicitly delineate the environmental advantages of building and owning a LEED-certified home, to include numerical calculations of the projected energy savings and other conservation-related benefits over the life of the home. The marketing package must at minimum include drafts of proposed marketing literature and a summary letter from the developer and/or builder explaining the literature and how it will be made available to potential homebuyers. The developer and/or builder must give an in-person presentation to Regional Planning along with the submittal of the marketing package, to be reviewed by Regional Planning prior to issuance of building permits.
  - c) Prior to issuance of building permits, the applicant shall provide to Regional Planning a detailed report describing how the overall project supports environmental sustainability. This report shall indicate in both narrative and numerical detail the overall project energy consumption and savings, and also how the project will compensate for not meeting the minimum suggested goal of 20 percent stated in “a” above, through the usage of other sustainable building practices, including the collective contribution of different green building amenities offered within individual homes, the water reclamation facility and other conservation measures planned within the development.
  - d) Subsequent to final map recordation, the applicant or builder shall, on an ongoing basis, submit to Regional Planning for review a detailed monitoring report of the individual homes that will be constructed to

incorporate LEED green building elements, including all those homes that will have met the LEED "Certified" standard upon completion of construction. These reports shall include numerical calculations for energy consumption and savings, and a summary describing the sustainability contribution to the overall project site. The reports may be individually submitted for each home constructed, or may be submitted together as a larger report detailing two or more homes.

28. On March 21, 2007 the Commission considered the testimony of the applicant and other testifiers, closed the public hearing, directed the applicant to respond to the issues raised, and staff to prepare the final SEIR, including responses to comments and the Statement of Overriding Considerations. The Commission also directed staff to prepare the Findings and Conditions and return at a future consent date.
29. An SEIR for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The SEIR also includes Responses to Comments and the Statement of Overriding Considerations. The SEIR analyzes the project's potential impacts and identifies mitigation measures to be implemented as part of the project.
30. The Commission has reviewed and considered the SEIR and finds that it reflects the independent judgment of the County. As stated in the SEIR and the Findings of Fact and Statement of Overriding Considerations regarding the SEIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for impacts to air quality, such specifically identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the SEIR and incorporated as conditions in this revised vesting tentative map, the related conditional use permit and related oak tree permit.
31. The Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
32. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the SEIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.

33. The MMP prepared in conjunction with the SEIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
34. Approval of this subdivision is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Revised Vesting Tentative Tract Map No. 50385, Oak Tree Permit Case No. 2005-00062-(5) and the MMP.
35. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General and Area Plan policies.
36. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

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

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan and Area Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are

required; and

- E. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- F. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- G. 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;
- H. 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; and

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Adopts the MMP and certifies that the SEIR has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Conditional Use Permit Case No. 2005-00171-(5) subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONAL USE PERMIT CASE NO. 2005-00171-(5) Exhibit "A" Date: 11-21-06**

**CONDITIONS:**

1. This grant authorizes the use of the subject property in a nonurban hillside area for 247 new single-family lots, onsite project grading that exceeds 100,000 cubic yards and a water reclamation plant in the A-2-1 zone as depicted on the approved exhibit map marked Exhibit "A" (dated November 21, 2006) or an approved revised Exhibit "A", subject to all of the following conditions of approval.
2. 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, 8 and 37.
3. 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.
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. The property owner or permittee shall record the terms and conditions of the grant 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 of the subject property.
7. Within five (5) days of the completion of the appeal period, the permittee shall remit a \$2,550.00 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.

**Conditions**

8. 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 **\$1,500.00**. 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 **ten (10) inspections twice a year**. The inspections shall be unannounced.
9. 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).
10. 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.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay 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 on 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

**Conditions**

- 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 Los Angeles County Code ("County Code") Section 2.170.010.

12. This grant shall expire unless used within two years after the recordation of a final map for Revised Vesting Tentative Tract Map No. 50385. In the event that Vesting Tentative Tract Map No. 50385 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.
13. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map and exhibit "A" map (dated November 21, 2006) or an approved revised Exhibit "A".
14. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.
15. The development of the subject property shall conform to the conditions approved for Revised Vesting Tentative Tract Map No. 50385.
16. Open space shall comprise not less than 70 percent of the net area of the subject property, and provided for this project as follows: 1) That open space shall comprise no less than 547.7 total acres (73.8 percent) proposed for the project; 2) That at least 261.9 acres shall be preserved as "natural open space" within the single-family lots as "restricted" open space; 3) That 161.7 acres are currently preserved as "natural open space" within four (4) separate open space lots; 4) That 124.1 acres are currently preserved as "manufactured open space" within the single-family lots and the water reclamation plant lot; and 5) That any "shifting" of open space within the project subsequent to approval shall not result in the reduction of total dedicated open space below 547.7 total acres, to the satisfaction of Regional Planning.
17. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.
18. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract's Conditions, Covenants, and Restrictions ("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 draft document to be recorded to Regional Planning.

**Conditions**

19. The permittee shall submit a copy of the project CC&Rs to the Director of Planning for review and approval prior to the recordation of the final map for Revised Vesting Tentative Tract Map No. 50385.
20. All utilities shall be placed underground.
21. 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").
22. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
23. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
24. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
25. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
26. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
27. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
28. 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.
29. 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 premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
30. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence,

**Conditions**

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.

31. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
32. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage facilities shall be provided to the satisfaction of said department.
33. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
34. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the provisions of the County Code.
35. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning for review and approval three (3) copies of a revised landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. 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. To the maximum extent feasible, drip irrigation systems shall be employed.

In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and by the Los Angeles County Fire Department ("Fire Department"). 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. The landscaping plan shall be maintained in compliance with the approved landscaping plans.

The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground cover as well. However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage of such planting is required. In those areas where staff

**Conditions**

approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

**Permitted Plantings.** Trees, shrubs and/or ground cover indigenous to the local region shall be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent such landscaping can be found on the attached list (marked Exhibit "B") compiled by the Fire Department. This list may be amended as approved by staff.

**Timing of Planting.** Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. 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.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and/or ground cover shall be completed within six months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within eighteen months following completion of the required planting. The applicant shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished, at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

36. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final Supplemental Environmental Impact Report ("SEIR") for the project are incorporated by this reference and made conditions of Revised Vesting Tentative Tract Map No. 50385. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program ("MMP"). 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 SEIR 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.

The reports shall be submitted in the following sequence:

Conditions

- a. Prior to or concurrent with submittal of a revised Exhibit "A" to be approved by the Director of Planning prior to issuance of grading permits.
  - b. At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase.
  - c. Prior to occupancy clearances by Public Works.
  - c. Additional reports shall be submitted as required by the Director of Planning.
37. At the end of the appeal period, as provided in the MMP, 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 MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
OAK TREE PERMIT CASE NO. 2005-00062-(5)**

1. The Regional Planning Commission of the County of Los Angeles ("Commission") has conducted a public hearing on the matter of Revised Vesting Tentative Tract Map No. 50385 on March 21, 2007. Oak Tree Permit Case No. 2005-00062-(5) was heard concurrently with Revised Vesting Tentative Tract Map No. 50385 and Conditional Use Permit No. 2005-00171-(5).
2. The subject site is located north of the Antelope Valley Freeway (State Highway 14) and Valley Sage Road, and south of the Sierra Highway in Agua Dulce.
3. The subject property is approximately 742 gross acres in size. It has variable (flat to steeply-sloping) topography.
4. Oak Tree Permit Case No. 2005-00062-(5) is a request to authorize the removal of two oak trees.
5. The applicant submitted an Oak Tree Report prepared by Jonathan E. Campbell, the consulting arborist, dated November 10, 2006, that identifies and evaluates 12 oak trees on the subject property.
6. The applicant proposes to remove 2 oak trees. The oak trees proposed for removal are located within areas to be graded.
7. The Los Angeles County Forester and Fire Warden ("Forester"), has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. The Forester has recommended approval of the requested oak tree removals, subject to recommended conditions of approval, including replacement trees to be provided on a 2:1 basis. Therefore, the total mitigation planting shall include 4 specimen oak trees.
8. Revised Vesting Tentative Tract Map No. 50385 is a related request to create 247 single family lots, four open space lots, four debris basin lots and one water reclamation plant lot on 742 gross acres.
9. Conditional Use Permit No. 2005-00171-(5) is a related request to ensure compliance with nonurban hillside management design review guidelines and onsite project grading, as well as permit a water reclamation plant in the A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) zone.
10. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Los Angeles County Department of Public

## **OAK TREE PERMIT CASE NO. 2005-00062-(5)**

### **FINDINGS**

Works (“Public Works”) as a condition of approval of the associated tentative tract map.

11. Public correspondence was received (six letters, four e-mails) both supporting and opposing the proposed project. The four in opposition stated concerns related to CSD minimum lot area requirements, vehicle traffic generation, construction traffic, offsite access to the property, location of the proposed water reclamation plant, offsite transport of debris from the plant, dedication of open space and trails, local school impacts, project density and loss of equestrian trails currently existing on the project site. Those in support of the project stated that they “welcome” the development, have “no objections” and are “satisfied” with the proposed project.
12. On March 21, 2007 the Commission heard a presentation from staff as well as testimony from the applicant and the public. The applicant confirmed that he had reviewed the staff report and conditions recommended by staff and concurred with all conditions of approval.
13. Testimony was taken from five persons who were in opposition or had concerns regarding the project; and one member in support. Opposition testimony included the project’s water resources and connection, improper public hearing notification, traffic impacts, construction traffic and unsafe speeds along proposed “H” Street. Those who had concerns commented on general impacts and a possible water connection to their adjacent property. In addition, one member of the Agua Dulce Town Council (“Town Council”) testified in support of the project, while also addressing two concerns related to the use of rural road sections and “shielded” lighting.
14. During the March 21, 2007 public hearing, staff clarified that those residential lots under two gross acres and not meeting the minimum 165 by 165 feet area requirements would be conditioned to fully comply with the CSD provisions prior to final map approval.
15. Regarding the traffic impacts, including those related to construction, the applicant responded that the original EIR did not find traffic impacts to be significant. The applicant also responded that no construction traffic will travel along Juniper Valley Road, a local means of access near the subject property. The applicant indicated that Valley Sage Road and Escondido Road will be improved and conform to Los Angeles County standards for road safety, and that there is no intention to use Shady Lane Road. Additionally, offsite access to some existing local unpaved roads will be provided via the proposed paved roads within the project site.
16. Regarding the unsafe speeds along “H” Street, the applicant responded that enforcement of the speed limit is not within the control of the proposed development and that homeowners and local residents will need to adhere to the existing traffic laws. Staff also confirmed that rural road sections would be used as the standard for the proposed private and future streets.

## OAK TREE PERMIT CASE NO. 2005-00062-(5)

### FINDINGS

17. Regarding the water resources and connection, the applicant responded that the water line issue is not part of the current project description and was approved with the original project. Regarding the possible water connections for adjacent land owners, the applicant stated that individual residents can apply to the local water district (No. 37).
18. The applicant also responded that shielded lighting would be incorporated into the project during the construction phase.
19. In the presentation and in subsequent comments, staff addressed the other remaining concerns stated in the opposing correspondence. Staff indicated that the applicant is not being required to connect the two segments of Valley Sage Road as a condition of approval. Also, staff addressed in detail the proposed location of the water reclamation plant and indicated that it would have minimal aesthetic impacts due to the plant site's location in a small valley. Existing equestrian trails would be replaced with a new network of multiuse trails and a trail realignment connecting offsite. The applicant testified to the advantages of the proposed multiuse trails. Staff also stated in the presentation that the project's overall density was consistent with the General and Area Plans.
20. On March 21, 2007 the Commission addressed the concerns raised by the testifiers, discussed its own concerns and directed the applicant to work with staff on the following issues:
  - First, the Commission directed the applicant to verify that the "reverse osmosis" technology for the proposed water reclamation plant is the best available technology. The applicant confirmed that "reverse osmosis" is the best available technology that the Los Angeles County Department of Public Works ("Public Works") and Los Angeles County Sanitation District ("Sanitation District") approved in the current plant design. The current plant design was also evaluated in the SEIR.
  - Second, that the applicant work with Public Works to propose a closer landfill facility to haul the water reclamation plant debris. Public Works determined that prior to approval of the reclamation plant improvement plans, a study of all alternatives for disposal of sludge and brine shall be submitted to Public Works for review. The sludge from the project shall be hauled to the nearest Sanitation District facility which can feasibly accept the sludge. The feasibility of the facility to accept the sludge shall be determined by the Sanitation District. Among other possible locations, the following disposal locations shall be analyzed in the study: Facilities within Sanitation Districts 20 and 14 (Antelope Valley); and facilities within the Santa Clarita Valley Sanitation District (Santa Clarita Valley).

**OAK TREE PERMIT CASE NO. 2005-00062-(5)**

**FINDINGS**

- Third, that the rear yards of those proposed residential lots abutting the Gas Line Road trail easement be protected from the trail users. The applicant confirmed that those rear yards would be fenced off and made inaccessible to the trail users.
- Fourth, that the applicant be required to disclose in the project's Conditions, Covenants and Restrictions ("CC&Rs") the existence of "fly-over zones" of a local airport and potential noise impacts related to the close proximity of the airport.
- Fifth, that the project's water system be expanded to meet the future water needs of nearby offsite residences. After meeting with staff, the applicant clarified that the water system was intentionally "downsized" in the original project approval in order to reduce its "growth-inducing" potential. However, the water system was adequately sized to accommodate both the overall project (including the 68 recorded units) and an adjacent development known as Sierra Colony (61 units).
- Sixth, that the applicant work with staff to determine the existing capacity of the local school system. Staff gathered the following data listed in the two tables below:

Table 1: Annual Enrollment Within the Acton-Agua Dulce Unified School District

<b>YEAR</b>	<b>TOTAL DISTRICT ENROLLMENT (NO. OF STUDENTS)</b>
2000-2001	2,068
2001-2002	2,099
2002-2003	2,078
2003-2004	1,994*
2004-2005	1,986
2005-2006	1,909
2006-2007	1,882 (1,913**)

According to the above data from the California State Department of Education, enrollment within the School District has been declining since 2002. The School District consists of two elementary schools, a junior high school and a high school. (\*The Acton Elementary School was closed after the 2003-2004 school year due to declining enrollment, reducing the total number of schools from five to four. \*\*1,913 is the current enrollment based on April 2007 data received directly from the schools.)

**OAK TREE PERMIT CASE NO. 2005-00062-(5)**  
**FINDINGS**

Table 2: Enrollment and Capacity Per School

<b>SCHOOL (2006-07)</b>	<b>CURRENT ENROLLMENT</b>	<b>CURRENT CAPACITY</b>	<b>SEATS AVAIL.</b>
High Desert Middle	500	600	+100
Vasquez High	602	600	-2
Meadowlark Elem.	463	433	-30
Agua Dulce Elem.	348	348	0
<b>DISTRICT TOTAL</b>	<b>1,913</b>	<b>1,981</b>	<b>+68</b>

Staff obtained the above data directly from each school indicating that approximately 68 seats are currently available within the School District.

- Lastly, that staff include environmental sustainability measures as a condition of project approval. Specifically, the Commission suggested that at least 20 percent of the homes to be constructed on the proposed residential lots be designed to meet “green building” standards. Staff examined the most feasible measures for the proposed project’s sustainability. The following has been proposed:
  - a) Prior to final map approval, the applicant shall agree, in a recorded covenant submitted to the Los Angeles County Department of Regional Planning (“Regional Planning”), to offer amenities for purchase in 100 percent of the homes to be constructed, according to the Leadership in Energy and Environmental Design (“LEED”) standards (at the “Certified” performance level) established by the US Green Building Council, with a suggested minimum goal of 20 percent of the individual homes constructed by the applicant or builder to meet the LEED “Certified” standard on a voluntary basis.
  - b) The applicant shall provide to Regional Planning a marketing package describing in detail how the developer and/or builder proposes to make available information regarding the advantages of a LEED-certified home to potential homebuyers. This marketing package must explicitly delineate the environmental advantages of building and owning a LEED-certified home, to include numerical calculations of the projected energy savings and other conservation-related benefits over the life of the home. The marketing package must at minimum include drafts of proposed marketing literature and a summary letter from the developer and/or builder explaining the literature and how it will be made available to potential homebuyers. The developer and/or builder must give an in-person presentation to Regional Planning along with the submittal of the marketing package, to be reviewed by Regional Planning prior to issuance of building permits.

## **OAK TREE PERMIT CASE NO. 2005-00062-(5)**

### **FINDINGS**

- c) Prior to issuance of building permits, the applicant shall provide to Regional Planning a detailed report describing how the overall project supports environmental sustainability. This report shall indicate in both narrative and numerical detail the overall project energy consumption and savings, and also how the project will compensate for not meeting the minimum suggested goal of 20 percent stated in "a" above, through the usage of other sustainable building practices, including the collective contribution of different green building amenities offered within individual homes, the water reclamation facility and other conservation measures planned within the development.
  - d) Subsequent to final map recordation, the applicant or builder shall, on an ongoing basis, submit to Regional Planning for review a detailed monitoring report of the individual homes that will be constructed to incorporate LEED green building elements, including all those homes that will have met the LEED "Certified" standard upon completion of construction. These reports shall include numerical calculations for energy consumption and savings, and a summary describing the sustainability contribution to the overall project site. The reports may be individually submitted for each home constructed, or may be submitted together as a larger report detailing two or more homes.
21. On March 21, 2007 the Commission considered the testimony of the applicant and other testifiers, closed the public hearing, directed the applicant to respond to the issues raised, and staff to prepare the final SEIR, including responses to comments and the Statement of Overriding Considerations. The Commission also directed staff to prepare the Findings and Conditions and return at a future consent date.
22. An SEIR for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The SEIR also includes Responses to Comments and the Statement of Overriding Considerations. The SEIR analyzes the project's potential impacts and identifies mitigation measures to be implemented as part of the project.
23. The Commission has reviewed and considered the SEIR and finds that it reflects the independent judgment of the County. As stated in the SEIR and the Findings of Fact and Statement of Overriding Considerations regarding the SEIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for impacts to air quality, such specifically identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the SEIR and incorporated as conditions in this revised vesting tentative map, the related conditional use permit and related oak tree permit.
24. The Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the

**OAK TREE PERMIT CASE NO. 2005-00062-(5)**

**FINDINGS**

Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.

25. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the SEIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
26. The MMP prepared in conjunction with the SEIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
27. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

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

- A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the Los Angeles County Code;
- B. That the removal of 2 oak trees is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive;
- C. That the removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- D. That the removal of the oak trees proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure;

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the Los Angeles County Code (Zoning Ordinance).

**THEREFORE**, in view of the findings of fact and conclusions presented above, Oak Tree Permit Case No. 2005-00062-(5) is **approved**, subject to the attached conditions established by the Commission.

**DEPARTMENT OF REGIONAL PLANNING  
OAK TREE PERMIT CASE NO. 2005-00062-(5)**

**CONDITIONS:**

(Questions relating to these conditions should be addressed to the Forestry Division, Environmental Review Unit of the Los Angeles County Forester and Fire Warden at 818-890-5719.)

1. This grant authorizes the removal of two trees of the Oak genus identified as Tree Numbers 9 and 10 in the applicant's Oak Tree Report, 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 other entity making use of this grant.
3. This grant shall not be effective until the permittee and the owner of the property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions have been recorded as required by Condition No. 4 and until all required monies have been paid pursuant to Condition No. 9, 10 and 43.
4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon 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.
5. 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.
6. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions.
7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
8. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.
9. Within completion of the appeal period, the permittee shall remit processing fees 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. The project has not been found to have no effect on fish and wildlife and is

**Conditions**

not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current total fee amount is \$2,550.00.

10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$500. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for one initial inspection of temporary fencing (required to secure the protected zone of the remaining Oak trees), prior to the commencement of construction and four subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning ("Director of Planning") and the Forester shall retain the right to make regular and unannounced site inspections.
11. The term "Oak Tree Report" refers to the report on file by Jonathan E. Campbell, the consulting arborist, dated November 10, 2006.
12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director of Planning and the Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
13. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval.
14. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
15. The permittee shall install temporary chain-link fencing, not less than four feet in height, to secure the protected zone of the remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the Oak tree (before pruning), or 15 feet from the trunk, whichever is greater.
16. The permittee shall keep copies of the Oak tree report, Oak tree map, mitigation planting plan and conditions of approval on the project site and available for review. If the conditions of approval are not present on site during a monitoring inspection of

**Conditions**

an active project, the Forester will give an immediate "Stop Work Order." This will be administered both verbally and in writing. The "Stop Work Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

**PERMITTED OAK TREE REMOVAL:**

17. This grant allows the removal of two trees of the Oak genus (*Quercus turbinella*) identified as Tree Numbers 9 and 10 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
18. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of protected Oak trees or to improve their appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forester. In no case shall more than 20 percent of the tree canopy of any one tree be removed.
19. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the Forester, a copy of which is enclosed with these conditions.

**MITIGATION TREES:**

20. The permittee shall provide mitigation trees of the Oak genus at a ratio of two to one (2:1) trees for Tree Numbers 9 and 10 for each tree removed for a total of four trees.
21. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.
22. This total of four mitigation trees shall consist of indigenous varieties of *Quercus turbinella*. The seed shall be grown from a local seed source and be of high-quality.
23. The permittee shall plant one acorn of the *Quercus turbinella* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
24. All required mitigation trees shall be planted within one year of the permitted oak tree removals. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site

location approved by the Forester, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

25. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Planning and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
26. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the County Forester, including any loss of trees.
27. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance, once the trees have survived the required maintenance period.
28. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the Forester and Director of Planning.
29. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
30. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
31. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within ten (10) feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within ten (10) feet of any oak tree in order to limit damage caused by such types of construction.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

32. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
33. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los

**Conditions**

Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

34. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
35. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
36. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.
37. Any violation of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
38. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forester for all enforcement efforts necessary to bring the subject property into compliance. The Director of Planning and the Forester shall retain the right to make regular and unannounced site inspections.
39. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Los Angeles County Regional Planning Commission ("Planning Commission") or Los Angeles County Hearing Officer ("Hearing Officer") may, after conducting a public hearing, revoke or modify this grant, if the Planning Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.
40. The permittee shall defend, indemnify and hold harmless Los Angeles County ("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 such claim, action, or proceeding and the County shall reasonably cooperate in the defense.
41. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay 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

permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

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

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

42. As a means of ensuring the effectiveness of the mitigation monitoring measures set forth in the attached Mitigation Monitoring Program ("MMP"), the permittee shall submit mitigation monitoring reports to the Director of Planning. The reports shall describe the status of compliance with the mitigation measures adopted as conditions of this grant. The reports shall be submitted and approved in the following sequence:

- a) At the time of submittal of the first final map and each final unit map submittal;
- b) At the time of grading permit issuance, include verification and payment of applicable fees;
- c) At the time of building permit issuance;
- d) Additional reports as required by the Director of Planning.

43. At the end of the appeal period, as provided in the MMP, 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 MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.

44. This grant shall expire unless used within two years after the recordation of a final map for Revised Vesting Tentative Tract Map No. 50385. In the event that the tentative map 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.

45. This grant shall terminate upon the completion of the authorized oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Regional Planning.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 50385 (Rev.)

TENTATIVE MAP DATED 11-21-2006  
EXHIBIT MAP DATED 11-21-2006

The following reports consisting of 18 pages are the recommendations of Public Works.

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

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

7. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
8. Delineate proof of off-site access on "H" Street (the off-site private driveway and fire lane) to Sierra Highway on 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. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets to the satisfaction of the Department of Regional Planning.
13. Grant ingress/egress and utility easements to the public over the private and future or future streets.
14. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
15. The first unit of this subdivision shall be filed as Tract No. 50385-01, the second unit, Tract No. 50385-02, ..... and the last unit, Tract No. 50385.
16. Show open space note and dedicate residential construction rights over the open space lots.
17. If all possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of the Department of Regional Planning and Public Works.
18. 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.

19. 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.
20. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
21. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

*HW*  
Prepared by Henry Wong

Phone (626) 458-4915

Date 01-11-2007



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

TRACT MAP NO. 50385

REVISED TENTATIVE MAP DATED 11/21/06  
EXHIBIT MAP 11/21/06

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. Show the Los Angeles County Flood Control District (LACFCD) right of way on the final map. A permit will be required for any construction affecting the right of way or facilities. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
5. 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).
6. 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.
7. 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).
8. Comply with the requirements of the revised drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 01/09/07 to the satisfaction of Public Works.
9. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.
10. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.

11. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment districts.
12. 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 which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
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 grading covenants for offsite grading, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite grading covenants will be determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite grading covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

=====

**GRADING CONDITIONS:**

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

ame *Lizbeth Cordova* Date 01/09/2007 Phone (626) 458-4921  
 LIZBETH CORDOVA

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

DISTRIBUTION  
 1 Geologist  
 1 Soils Engineer  
 1 GMED File  
 1 Subdivision

TENTATIVE TRACT MAP 50385  
 SUBDIVIDER B & C Land and Water, LLC  
 ENGINEER Sikand  
 GEOLOGIST & SOILS ENGINEER Gorian & Associates

TENTATIVE MAP DATED 11/21/06 (Revision)  
 LOCATION Agua Dulce  
 REPORT DATE 1/5/07, 12/11/06, 12/27/01, 11/12/01

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

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated,  
 or  
 delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."
- The Soils Engineering review dated 1/8/07 is attached.

- Note: a) The review is based on the top and toe of slopes shown on the Tentative Map dated 11/21/06 being designated at 1½: 1. The label of 1½:1 in the vicinity of lots 205-206 and lot 210 is in error according to letter dated 1/5/06 by Gorian & Associates.
- b) A rockfall hazard is identified on the natural slope above lot 211. At grading stage, the 8-foot diameter boulder of syenite should be removed or effectively held in place during the development of the tract.

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

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

Prepared by  Reviewed by \_\_\_\_\_ Date 1/8/07

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 1

Tentative Tract Map 50385  
Location Agua Dulce  
Developer/Owner B & C Land and Water, LLC  
Engineer/Architect Sikand  
Soils Engineer Gorian & Associates  
Geologist Same as above

DISTRIBUTION:

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

Review of:

Revised Tentative Parcel Map Dated by Regional Planning 11/21/06  
Geotechnical and Geologic Report Dated 1/5/07, 12/11/06  
Previous Review Sheet Dated 10/26/05

ACTION:

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

REMARKS:

- At the grading plan review stage, provide information, analyses, and/or recommendations for the following
  - Soils parameters.* Provide additional shear strength test results of various materials (in particular, shear strength parameters of the bedrock and older alluvial materials, fill materials for proposed buttresses and keyways, etc.) required for additional stability analyses as indicated below.
  - Slope stability analyses.* Provide additional stability analyses for slopes based on a 40-scale to substantiate those proposed at 100-scale. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
  - Debris basins.* Provide slope stability analyses considering rapid drawdown condition for debris basins with slopes steeper than 3:1 gradient and designed with outlet structures. Recommend mitigation if factors of safety is below the minimum standard.
- At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

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

- PER THE SOILS ENGINEER IN THE LETTER DATED 1/5/07, THE PROPOSED CUT SLOPES LOCATED ON THE SOUTHERN PORTION OF THE SUBJECT SITE WERE MISLABELED AS 1.5:1 GRADIENT SLOPES. THE PROPOSED SLOPES SHOULD BE LABELED AS 1.75:1 GRADIENT SLOPES.
- PER THE SOILS ENGINEER, THE ROCKFALL HAZARD IDENTIFIED IN THE 12/11/06 REPORT, SHALL BE REMOVED AT THE GRADING STAGE.

Reviewed by



Date 1/8/07

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

P:\Yosh150385TentTB

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 and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all streets where street grades exceed 10 percent. The minimum centerline radius is 250 feet on all local streets with 60 feet of right of way where street grades are up to 10 percent.
2. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
3. 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.
4. 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.
5. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
6. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six percent.
7. The maximum grade through the knuckles is 6%.
8. 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 to the satisfaction of Public Works.
9. 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.

10. Provide intersection sight distance for a design speed of 40 mph (415 feet) on "R" Street from "C" Street (westerly direction), and from "S" Street (both directions); and on "A" Street from "D" 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.
11. Depict all line of sight easements on the landscaping and grading plans.
12. Provide property line return radii of 13 feet at all local street intersections plus additional right of way for corner cut off (if applicable) to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
13. Provide offsite property line return and-corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) at the Sierra Highway and "H" Street (the off-site private driveway and fire lane) intersection to the satisfaction of Public Works.
14. Make an offer of private and future right of way 32 feet from centerline on "A" Street, "G" Street, "H" Street (on-site street portion), and "R" Street plus additional right of way for a standard cul-de-sac bulb in the vicinity of the westerly tract boundary.
15. Make an offer of private and future right of way 30 feet from centerline on "C" Street, "D" Street, "U" Street, and "L" Street north of "M" Street.
16. Make an offer of private and future right of way 30 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "E" Street, "F" Street, "P" Street, "O" Street, "W" Street and "K" Street plus additional right of way for a knuckle.
17. Make an offer of private and future right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "B" Street, "I" Street, "M" Street, "Q" Street, "S" Street, "T" Street, and "L" Street south of "M" Street.
18. Make an offer of future right of way 64 feet on "R" Street from the cul-de-sac bulb to the westerly tract boundary to the satisfaction of Public Works.
19. Make an offer of future right of way 60 feet on "F" Street and "K" Street from the cul-de-sac bulb to the westerly tract boundary to the satisfaction of Public Works.
20. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.

21. Dedicate slope easements along the future street portions on "F" Street, "K" Street, and "R" Street to the satisfaction of Public Works.
22. Locate the entry gate or key pad (if one is provided) a minimum of 50 feet beyond the right of way of Sierra Highway and construct a turnaround with a minimum turnaround radius of 32 feet on "H" Street (the off-site private driveway and fire lane) preceding the gated entrance to the satisfaction of Public Works. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering. Setback any proposed raised median nose on "H" Street (the off-site private driveway and fire lane) a minimum of 20 feet from Sierra Highway right of way to the satisfaction of Public Works. The details of the gated access as shown on the tentative map are not necessarily approved.
23. Provide off-site easements to allow for the construction of the necessary off-site grading and full width driveway improvements on "H" Street (the off-site private driveway and fire lane) and on an alignment to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements.
24. Construct off-site improvements (including the entrance gate and turnaround) on "H" Street (the off-site private driveway and fire lane) to the satisfaction of Public Works.
25. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on all streets within the tract boundaries to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way.
26. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
27. Locate all trails to outside of road right of way.
28. Road improvements on Avenida Vasquez and Lookout Drive are secured under Tract 50385-01. Prior to recordation, improvements on Avenida Vasquez and Lookout Drive shall be in place to the satisfaction of Public Works.
29. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

30. Install postal delivery receptacles in groups to serve two or more residential lots.
31. Provide and install street name signs prior to occupancy of buildings.
32. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
33. Comply with the mitigation measures identified in the attached November 21, 2006 memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.
34. Provide a westbound left-turn lane and an eastbound right-turn lane on Sierra Highway at "H" Street (the off-site private driveway and fire lane) to the satisfaction of Public Works.
35. Prepare detailed signing and striping plans (Scale 1" = 40') on Sierra Highway, "H" Street (off-site private driveway and fire lane), Puritain Mine Road, and Escondido Canyon Road to the satisfaction of Public Works.
36. Prepared detailed traffic signal plans (Scale 1" = 20') at the Sierra Highway and "H" Street (off-site private driveway and fire lane) intersection to the satisfaction of Public Works.
37. Install a traffic signal at the Sierra Highway and "H" Street (off-site private driveway and fire lane) intersection to the satisfaction of Public Works when actual traffic conditions warrant the traffic signal.
38. Contribute a pro-rata share of the off-site improvements to the satisfaction of Public Works. Please refer to the November 21, 2006 memoranda/letter from our Traffic and Lighting Division for requirements. The developer shall determine the project's proportionate share of the cost to implement the improvements and submit this information to our Traffic and Lighting Division for review and approval.

HCW

Name Allan Chan

tr50385r-rev'd-rev1.doc

Phone (626) 458-4915

Date 01-11-2007

November 21, 2006

TO: Dennis Hunter  
Land Development Division

Attention Suk Chong

FROM: Bill Winter  
Traffic and Lighting Division

*William Winter*

**AGUA DULCE RESIDENTIAL PROJECT  
TENTATIVE TRACT NO. 50385  
CONDITIONAL USE PERMIT 05171  
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT  
AGUA DULCE AREA**

As requested, we have reviewed the above-mentioned document for the proposed project bounded to the north and east by Sierra Highway, to the south by State Route 14, and to the west by Agua Dulce Canyon Road in the unincorporated County area of Agua Dulce.

The proposed project consists of the construction of 251 single-family residential homes. The proposed project is expected to generate approximately 2,402 vehicle trips daily, with 188 and 254 vehicle trips during the a.m. and p.m. peak hours, respectively.

We request that the Supplemental Environmental Impact Report be revised to include the following comments:

- Page 3-6, Circulations Systems, shall be revised to include the following mitigation measures in Section 4.4, Pages 21 to 23, Table 3-1 of the previously approved Final Environmental Impact Report:

The proposed project shall be solely responsible for the following mitigation measures:

1. Construction of H Street from the project boundary to Sierra Highway.
2. A westbound left-turn pocket and an eastbound right-turn pocket shall be provided on Sierra Highway at the H Street intersection.
3. The northbound approach at the intersection of H Street and Sierra Highway shall be widened to provide a separate left-turn lane.

**FILE COPY**

Dennis Hunter  
November 21, 2006  
Page 2

4. A left-turn pocket shall be provided on Escondido Canyon Road at the eastbound approach to Puritain Mine Road intersection.
5. A left-turn pocket shall be provided on Puritain Mine Road at the southbound approach to the Escondido Canyon Road intersection.
6. A traffic signal at the intersection of H Street and Sierra Highway shall be installed when warranted.

The project shall pay a pro rata share towards the following mitigation measures:

1. Widening of the northbound approach at the intersection of Agua Dulce Canyon Road and Sierra Highway to provide a separate left-turn lane.
2. Installation of a traffic signal at the intersection of Agua Dulce Canyon Road and Sierra Highway when warranted.
3. Widening of Sierra Highway to four lanes between the City of Santa Clarita and the City of Palmdale.

If you have any questions regarding the review of the document, please contact Patrick Arakawa of our Traffic Studies Section at Extension 4867.

JC:cn

P:\pub\WPFILES\FILES\STU\Jesse-STU\IEIR's\IEIR 06219 - Agua Dulce (TT 50385).doc



The subdivision shall conform to the design standards and policies of Department 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 the Department of Public Works.
2. If necessary, install off-site sewer main line to serve this subdivision to the satisfaction of the Department of Public Works.
3. The subdivider shall submit an area study to the Department of Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Department of Public Works.
4. The subdivider may need to 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.
5. Construct a sewage treatment plant to the satisfaction of the Department of Public Works, County Sanitation District, and/or compliance to the Facility Report.
6. Easements are tentatively required, subject to review by the Department of Public Works, County Sanitation District, and/or compliance to the Facility Report to determine the final locations and requirements.
7. If necessary, provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of the Department of Public Works, County Sanitation District, and/or compliance to the Facility Report. It shall be the sole responsibility of the subdivider to acquire the necessary easements.
8. Replace sewer note identifying annexation to the Los Angeles County Sanitation District with a formation of a new sewer maintenance district to the satisfaction of Department of Public Works and/or the County Sanitation District.
9. Any proposed sewer pump stations are not approved at this time. The use and locations of pump stations must be justified and approved by the Department of Public Works, County Sanitation District, and/or compliance to the Facility Report.

10. Prepare a study signed by a California Registered Geologist, Certified Engineering Geologist, or a California Registered Engineer with appropriate experience in hydrogeology that analyzes the potential short-term and long-term impacts to groundwater of the proposed spray irrigation disposal. The analysis must evaluate the local groundwater basin/characteristics, existing/historical groundwater quality, explain and justify all assumptions and calculations and provide a detailed and comprehensive analysis of impacts. Impacts shall be evaluated in terms of the Los Angeles Region Water Quality Control Plan "Basin Plan" objectives and limits, with particular emphasis placed on chloride impacts.
11. Submit a detailed Spray Irrigation Management Plan ("SIMP"), in accordance with the environmental analysis, verifying the capability of the proposed irrigation strategy to adequately and safely handle the effluent without causing surface runoff, slope instability, or environmental impacts. Such a plan shall be reviewed and approved by the Director of Public Works, California Regional Water Quality Control Board, State/County Departments of Health Services, and Department of Regional Planning. The SIMP shall also include irrigation system operating requirements and guidelines. The SIMP shall incorporate monitoring procedures for spray irrigation operations acceptable to the Department of Public Works, Regional Water Quality Control Board, and State/County Departments of Health Services.
12. Submit a detailed study with the environmental analysis to determine the daily/monthly water balance for a normal, wet, and dry year; seasonal pond storage requirements during a historic wet year; potable water supplement requirements during a historic dry year; and irrigation storage tank operational requirements and volumes. In addition, the study must verify that surface and groundwater will not be negatively impacted by the proposed spray irrigation.
13. Provide written approval from the Department of Health Services and/or from other regulatory agencies for the location of the irrigation disposal areas.
14. Provide supporting documentation for the proposed pad size of the treatment plant. The pad for the treatment plant shall be sized to the satisfaction of the Department of Public Works, including sufficient room for all treatment equipment, tanks, buildings, accessory structures, access, and parking. On-site parking shall provide for a minimum of one sewage tanker, one large maintenance vehicle, and two operator trucks.
15. Provide reasons for the gravity sewer portion along the C Street cul-de-sac.

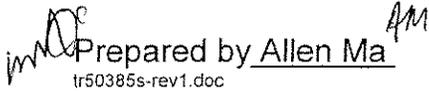
16. Provide an acknowledgement letter from the developer stating due to an incomplete and inadequate Treatment Plant Feasibility Study and treatment plant plans, during the design stage review, additional requirements to the treatment plant facility, the treatment process, and/or the methods of disposal may necessitate a change to the environmental documents and/or a revision to the tentative map.
17. Comply with the approved Facility Report for the Agua Dulce Treatment Plant. The design of the plant must be to the satisfaction of Department of Public Works and all associated regulatory agencies. Any revisions to the Facility Report and/or treatment plant design may necessitate a revision to the tentative map.
18. Environmental documents, Facility Report, treatment plant design, and/or other appurtenances may be needed to account for the ultimate buildout of the tributary sewer area.
19. Submit a separate exhibit map, showing the following additional items.
  - a. Show areas for the spraying of recycled water and identify these areas as separate open lots to be maintained by the Homeowners Association.
  - b. Show and dedicate sewer easement and provide a dry sewer for the future connection of 61 off-site homes.
  - c. Show the correct terminus for the sewage force main system serving the western portion of the Tract.
  - d. Show tanks, site, and paved access road for reclaimed water operating storage tank(s). Two tanks shall be provided for reclaimed water operating storage or an alternate means of removing the tank for long-term repair shall be provided to the satisfaction of the Department of Public Works.
  - e. Show equipment access to emergency storage reservoir satisfactory to the Department of Public Works.
  - f. Show exterior boundaries of the wastewater treatment facility shall be secured and landscaped to the satisfaction of the Department of Regional Planning and Department of Public Works. This area shall be a separate open lot to be maintained by the Homeowners Association.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SEWER  
TRACT NO. 50385 (Rev.)

Page 4/4

TENTATIVE MAP DATED 11-21-2006  
EXHIBIT MAP DATED 11-21-2006

- g. Show the protection measures used to prevent surface flows from entering into the proposed treatment plant facility.
20. The subdivider shall comply with items shown on all exhibit maps or shall have them bonded on file with the Department of Public Works.

 Prepared by Allen Ma  
tr50385s-rev1.doc

Phone (626) 458-4921

Date 01-11-2007

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and locations (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. If necessary, construct off-site water mains and water improvements to serve the proposed subdivision to the satisfaction of Public Works.
4. If necessary, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. All line of sight easements must be depicted on the landscape and irrigation plans.

Jodie S.

# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040



### WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 50385 Tentative Map Date NOVEMBER 21, 2006

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 \_\_\_ gallons per minute at 20 psi for a duration of \_\_\_ hours, over and above maximum daily domestic demand. \_\_\_ 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 48 public fire hydrant(s). Upgrade / Verify 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: WATER tank pad to provide A MINIMUM access width of 20'

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

Inspector Janna Masi Date JANUARY 11, 2007



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 50385 Map Date NOVEMBER 21, 2006 Ex. A

C.U.P. \_\_\_\_\_ Vicinity ACTON

- 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: If gates have been installed on the recorded section 50385-01, a revision is required for the final map to indicate compliance with current gate standards. Submit the revision as necessary prior to the clearance of any additional final maps. The indicated striping plan on the Ex. A does not clearly depict the requirements for a gate entry. Prior to the approval of the next final map a gate detail shall be submitted to land development for review and approval. The proposed "H" street cross section has been approved with the following condition, install "No Parking Fire Lane" signs prior to occupancy of the first unit, within the second unit of recordation.

Inspector: Janna Masi Date JANUARY 11, 2007



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



**PARK OBLIGATION REPORT**

Tentative Map #	50385	DRP Map Date: 11/21/2006	SCM Date: 01/11/2007	Report Date: 01/10/2007
Park Planning Area #	43B	AGUA DULCE / ACTON	Map Type: EXHIBIT "A"	

Total Units 247 = Proposed Units 247 + Exempt Units 0

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	2.30
IN-LIEU FEES:	\$91,190

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$91,190 in-lieu fees.

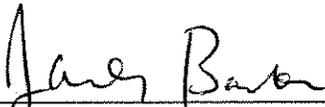
Trails:

Comments:

Trails report pending

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  
January 11, 2007 08:20:53  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>50385</b>	DRP Map Date:	<b>11/21/2006</b>	SMC Date:	<b>01/11/2007</b>	Report Date:	<b>01/10/2007</b>
Park Planning Area #	<b>43B</b>		<b>AGUA DULCE / ACTON</b>			Map Type:	<b>EXHIBIT "A"</b>

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

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

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.11	0.0030	247	2.30
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>2.30</b>

Park Planning Area = **43B AGUA DULCE / ACTON**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	2.30	\$39,648	<b>\$91,190</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
2.30	0.00	0.00	2.30	\$39,648	<b>\$91,190</b>



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

Russ Guiney, Director

January 25, 2007

Mr. Jodie Sackett  
Regional Planning Assistant II  
Land Divisions Section  
Department of Regional Planning  
320 West Temple Street, Room 1346  
Los Angeles, California 90012

Dear Mr. Sackett:

**TRAIL CONDITIONS OF MAP APPROVAL**  
**Vesting Tentative Tract Map 50385**  
**Map Dated November 21, 2006**

The Department of Parks and Recreation has completed the review of Tentative Tract Map 50385. The alignment of the proposed dedicated multiuse trail easements is acceptable to the Department. The Department currently has no holds on this map and is approving the tentative map with the following conditions before first phase of final map recordation:

1. The Developer shall clearly delineate the following segments of proposed dedicated multiuse trail easements within TR-50385 that the County will accept as part of the County Master Plan of Trails:
  - a. The segment of trail on the north side of "A" Street (Private and Future Street) starting at the southeast corner of lot 18 and traversing in a northwest direction to the east side of "H" Street (Private and Future Street). Said segment must be outside of the road right-of-way.
  - b. The segment of trail on the north side of "A" Street starting at the southeast corner of "H" Street and traversing in a northerly direction along the east side of "H" Street to Sierra Highway. Said segment must be outside of the road right-of-way.
2. The Developer shall dedicate open space lots 254, 255, and 256 to the County for future trail connection to TR-50385-01. The Developer shall also provide a trail easement on the south side of lots 246 and 247 that will connect the recorded trail easements at TR-50385-01 to the open space lots. The Developer shall convert the water tank site and the access road within lot 255 as a separate fee lot.
3. During submittal of the rough grading plans, the Developer shall provide detailed grading information for the segment of trails the County will accept. The detailed grading information for the trails shall include all pertinent information required for the construction of the trails, but not limited to the following:

Mr. Jodie Sackett  
January 25, 2007  
Page 2

- a. Cross slope gradients and running slope gradients;
- b. Typical section details;
- c. Bush hammer finishes for crossings at all concrete surfaces;
- d. Appropriate retaining walls;
- e. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department, etc.;

All detailed grading information for the construction of the trails must meet the Department's Trails Standards and all applicable codes.

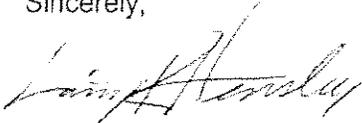
4. The Developer shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (Autocad 2005) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
5. After approval of the trail alignments on the rough grading plans, the developer shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.
6. The Developer shall submit a baseline construction schedule for the planned progress of completing the trail after posting of FPLM bonds with the Department.
7. Prior to the start of trail construction, a project manager or trail's contractor representing the Developer, shall have the centerline of the trail alignments staked or flagged by a licensed surveyor. The Developer's Representative shall then schedule a site meeting with the Department after completion of staked or flagged trail alignments for the Department's inspection and approval.
8. Once trail construction starts, the Developer's Representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide the Department with updates of actual construction milestones against projected milestones from the original baseline schedule, and any revisions to the original baseline schedule.
9. After completion of the trail construction and prior to the Department acceptance of the trail dedication, the Developer shall notify the Department five (5) business days in advance of all requests for final inspection.
10. If the completed trail construction is not approved by the Department during final inspection, the Developer will correct any punch list items identified during the final inspection within thirty (30) calendar days and reschedule another final inspection with the Department.

Mr. Jodie Sackett  
January 25, 2007  
Page 3

11. Upon approval and acceptance of the trail construction, the Developer shall issue a written letter to the Department requesting acceptance of dedicated trail and copies of the As-Built drawings relating to the trail construction.

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

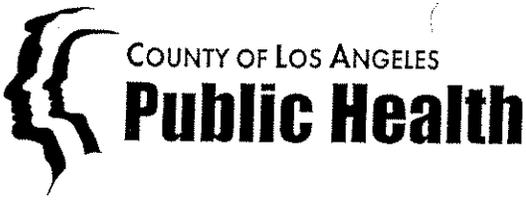
Sincerely,



Larry R. Hensley  
Chief of Planning

LH:KS:fls: Z:\Plan-Design\Tonda\My Documents\wordpro\2007DOCS\Trlprt50385-07a

c: James Barber, Patrick Reynolds, Ken Slu, Parks and Recreation



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

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

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

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

BOARD OF SUPERVISORS

Gloria Molina  
First District

Yvonne B. Burke  
Second District

Zev Yaroslavsky  
Third District

Don Knabe  
Fourth District

Michael D. Antonovich  
Fifth District

January 9, 2007

RFS No. 06-0033960

Tract Map No. 50385

Vicinity: Agua Dulce

Revised Tract Map Date: November 21, 2006 ((1<sup>st</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to **Revised Tract Map 50385**. The following conditions still apply and are in force:

1. Potable water will be supplied by a public water system, which guarantees water connection and service to all lots
2. Sewage disposal will be provided through the public sewer and wastewater treatment facility as proposed.

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

Respectfully,

A handwritten signature in black ink that reads "Becky Valenti".

Becky Valenti, E.H.S. IV

Mountain and Rural/Water, Sewage, and Subdivision Program

## ATTACHMENT A – MITIGATION MONITORING AND REPORTING PROGRAM

# ATTACHMENT A

---

## Mitigation Monitoring and Reporting Program

Pursuant to Section 21081.6 of the Public Resources Code and the State *CEQA Guidelines* Section 15097, a lead agency is required to adopt a monitoring and reporting program for assessing and ensuring compliance with the required mitigation measures applied to a proposed project for which an Environmental Impact Report (EIR) has been prepared. As stated in the Public Resources Code:

*“...the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.”*

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR. The lead agency may delegate reporting or monitoring responsibilities to another public agency or a private entity, which accept delegations. The lead agency, however, remains responsible for ensuring that implementation of the mitigation measures occur in accordance with the program.

The mitigation monitoring table below lists mitigation measures that are required to reduce the significant effects of the project and measures that demonstrating revisions to the project. These measures may also be included in the project's conditions of approval. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsible entity for monitoring each measure. As shown, the project applicant will have the primary responsibility for implementing the measures, and various public agencies will have the primary responsibility for enforcing, monitoring, and reporting the implementation of the mitigation measures.

This Mitigation Monitoring and Reporting Program is set up as a Compliance Report, with space for confirming the correct mitigation measures have been implemented for the Gateway Village project. In order to sufficiently track and document the status of mitigation measures, the matrix below has been prepared with the following components:

- Mitigation measures
- Monitoring phase and action
- Review agency
- Enforcement action and responsible agency
- Action Indicating Compliance
- Verification of Compliance (for use during the reporting/monitoring)

Information pertaining to compliance with mitigation measures or any necessary modifications and refinements will be documented in the verification of compliance portion of the matrix. The mitigation measure matrix is provided below.

TABLE 5.1  
MITIGATION MONITORING REPORT PROGRAM TABLE

Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance		
				Initials	Date	Remarks
<b>Aesthetics/Visual Qualities</b>  <b>Measure:</b> Noise barriers near the Valley Sage Road entrance to the proposed project should be constructed from natural materials or other suitable materials, and screened by landscaping to improve aesthetics and minimize graffiti.	Pre-Construction / Construction - Incorporate into final map and landscape plans. Verify plans at plan check and approve construction on-site	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Field verification and sign-off by County Department of Public Works Building and Safety Division			
<b>Measure:</b> Each phase of the proposed project will be re-vegetated after grading is completed pursuant to the proposed project's re-vegetation plan.	Pre-Construction / Construction - Verify plans at plan check and approve construction on-site	County Department of Public Works, Building and Safety Division	Field verification and sign-off by County Department of Public Works Building and Safety Division			
<b>Measure:</b> The CC&Rs for the proposed project will limit the size, color palette, and height of buildings and structures allowed on-site, and will include design and landscaping standards. Secondary structures, antennae, corrals, noise barriers, roadway and structural berms, and other anticipated types of structures and amenities should be discussed in these provisions.	Pre-Construction - Verify landscape plans and CC&Rs at plan check	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Review and approval of final CC&Rs and landscape plans by County Department of Regional Planning and County Department of Public Works, Building and Safety Division			
<b>Measure:</b> Utility and power lines and other infrastructure will be developed underground, or in keeping with the design standards of the proposed project. Water tanks will be painted earth tone colors to minimize visual impact.	Pre-Construction - Verify plans at plan check	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Field verification and sign-off by County Department of Public Works Building and Safety Division			
<b>Measure:</b> All drainage control structures and other exposed concrete surfaces shall be colored to complement or match the native soils.	Pre-Construction / Construction - Incorporate into final map and verify plans at plan check	County Department of Public Works, Building and Safety Division	Field verification and sign-off by County Department of Public Works Building and Safety Division			
<b>Measure:</b> Shrub live oak will be replaced on a 6:1 basis in accordance with the request of the County Forester.	Pre-Construction / Construction - Verify plans at plan check	County Fire Department Forestry Division and County Department of Public Works, Building and Safety Division	Field verification and sign-off by County Department of Public Works Building and Safety Division			

Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Verification of Compliance			
			Enforcement Action and Responsible Agency/Agencies	Initials	Date	Remarks
<p><b>Measure:</b> The grading for the proposed project has been designed to allow sufficient building setbacks plus the provision of landscaping to screen the houses from views.</p> <p>The CC&amp;Rs will establish an Architectural Review Committee which will continue to be responsible for the following:</p> <p>a. The Architectural Review Committee shall review and approve the style, size, location and quality of the houses, barns, outbuildings, accessory structures and horsekeeping areas proposed in the project, in accordance with the standards set forth in the CC&amp;Rs or in separately stated guidelines. The purpose of the Architectural Review Committee shall be to create a harmonious relationship of houses and other structures throughout the project, and to maintain view corridors and significant natural features within the project.</p> <p>b. The Architectural Review Committee shall monitor the placement of address numbers or properties in order to best preserve public safety, and shall review all outdoor lighting so as to preserve public safety while ensuring that all lighting be of a low intensity and compatible with surrounding homes.</p> <p>The Architectural Review Committee shall review and approve landscape plans for each lot in the project prior to completion of the home, in accordance with standards set forth in the CC&amp;Rs or in separately stated design guidelines. The Architectural Review Committee shall inspect each lot to ensure compliance with approved plans, and shall conduct periodic inspections of all graded areas in the project to verify that required landscaping is maintained by the responsible homeowners. The Board of Directors of the Homeowners' Association or Maintenance Organization shall have the authority to undertake appropriate action to ensure compliance with landscaping requirements established by the CC&amp;Rs, any separately stated design guidelines and the Architectural Review Committee.</p> <p>The CC&amp;Rs and CUP for the project shall require that the fencing at the project conform to the following standards:</p> <p>a. Fencing shall be two or three rail, white wood rail or white timberlaid fences throughout the project. Prior to the issuance of a certificate of occupancy for each lot, the entire frontage, except for the driveway, of that lot must be fenced with said fencing on, or close to, the front property line.</p> <p>b. No such fencing can encroach within the private street or public rights-of-way.</p>	<p>Pre-Construction - Verify landscape plans and CC&amp;Rs at plan check</p>	<p>County Department of Regional Planning and County Department of Public Works, Building and Safety Division</p>	<p>Review and approval of final CC&amp;Rs and landscape plans by County Department of Regional Planning and County Department of Public Works, Building and Safety Division</p>			

4. Mitigation Monitoring Report Program

Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance	
				Initials	Date
Remarks					
<p>c. All fencing of lots shall be performed with the same white rail or white timberclad fence. No other type of fencing shall be allowed unless required by the County of Los Angeles.</p> <p>d. No fencing will extend more than fifty feet vertically above the highest grade of the building pad, or below the lowest grade of the building pad. The rear lot lines of these lots shall remain open and unfenced.</p> <p>e. The fencing requirements shall not preclude gated entries to the project at Sierra Highway and at Valley Sage Road. However, these gated entries shall not in any way interfere with the use of the equestrian trail at these locations. Furthermore, no fence shall completely cross the public equestrian trail located within the project.</p> <p>There shall be a near level parkway at least 12 feet in width along one side of all private streets and a 6-foot minimum parkway shall be on the other side of all private streets. The project's CC&amp;Rs shall assure that such parkways remain clear and that fencing shall not encroach onto the parkways.</p> <p>All outdoor lighting, including low-level architectural lighting, shall be shielded.</p> <p>All lighting for arenas, tennis courts and general landscaping shall be turned off no later than 10:00 p.m. on Saturday, Sunday and holidays.</p> <p>The Homeowners' Association, Maintenance District, or other County-approved entity will be responsible for maintenance of private roads, gates and other private facilities.</p>					
<p><b>Air Quality – Short-Term Construction</b></p>					
<p><b>Measure:</b> The construction program shall be limited to a maximum daily earthwork volume of 60,000 cubic yards a day.</p>	<p>Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division</p>	<p>SCAQMD and County Department of Regional Planning</p>	<p>Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division</p>		
<p><b>Measure:</b> The proposed project shall comply with SCAQMD established minimum requirements for construction activities to reduce fugitive dust and PM<sub>10</sub> emissions. A plan to control fugitive dust through the implementation of best available control measures should be prepared and submitted to the County for approval prior to the issuance of grading permits. The plan shall specify the dust control measures to be implemented.</p>	<p>Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division</p>	<p>SCAQMD and County Department of Regional Planning</p>	<p>Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division</p>		

Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance	
				Initials	Date
Remarks					
<p><b>Measure:</b> The project proponent shall comply with all applicable SCAQMD Rules and Regulations including Rule 403 ensuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile or disturbed surface area visible beyond the property line of the emission source. Particulate matter on public roadways shall also be prohibited.</p> <p><b>Measure:</b> Adequate watering techniques (repeated daily watering) shall be employed to mitigate the impact of construction-related dust particulates. Portions of the site that are undergoing surface earth moving operations shall be watered such that a crust will be formed on the ground surface, and then watered again at the end of each day.</p>	<p>Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division</p> <p>Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division</p>	<p>SCAQMD and County Department of Regional Planning</p> <p>SCAQMD and County Department of Regional Planning</p>	<p>Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division</p> <p>Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division</p>		
<p><b>Measure:</b> Any vegetative cover to be utilized on-site shall be planted as soon as possible to reduce the disturbed area subject to wind erosion (see biological resource measures – only non-invasive plants shall be used). Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil.</p>	<p>Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division</p>	<p>SCAQMD and County Department of Regional Planning</p>	<p>Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division</p>		
<p><b>Measure:</b> Any construction access roads (other than temporary access roads) shall be paved as soon as possible and feasible, and cleaned after each workday. The maximum vehicle speed on unpaved roads shall be 15 mph.</p>	<p>Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division</p>	<p>SCAQMD and County Department of Regional Planning</p>	<p>Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division</p>		
<p><b>Measure:</b> Grading operations shall be suspended during first stage ozone episodes and when winds exceed 25 mph.</p>	<p>Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division</p>	<p>SCAQMD and County Department of Regional Planning</p>	<p>Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division</p>		
<p><b>Measure:</b> Any construction equipment using direct internal combustion engines shall use diesel fuel with a maximum of 0.05 percent sulfur and a four-degree retard. All equipment exceeding 100 HP shall be equipped with Tier 3-rated engines unless it is shown that use of such engines is not economically feasible, or that an adequate supply of such equipment is not available locally. All diesel equipment exceeding 100 HP shall be equipped with exhaust soot filters unless use of such filters interferes with other engine pollution control devices.</p>	<p>Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division</p>	<p>SCAQMD and County Department of Regional Planning</p>	<p>Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division</p>		

4. Mitigation Monitoring Report Program

Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance	
				Initials	Date
<p><b>Measure:</b> Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours to minimize obstruction of through-traffic lanes.</p>	<p>Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division</p>	<p>SCAQMD and County Department of Regional Planning</p>	<p>Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division</p>		
<p><b>Measure:</b> Idling trucks or heavy equipment shall be turned off if the expected duration of idling exceeds five minutes, as required by law.</p>	<p>Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division</p>	<p>SCAQMD and County Department of Regional Planning</p>	<p>Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division</p>		
<p><b>Measure:</b> On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters unless it is demonstrated that such equipment is not available or its use is not cost-competitive.</p>	<p>Pre-Construction / Construction – Approval of grading plans by County Department of Public Works Building and Safety Division</p>	<p>SCAQMD and County Department of Regional Planning</p>	<p>Issuance of Grading Permit and field verification and sign-off by County Department of Public Works Building and Safety Division</p>		
<p><b>Air Quality – Long-Term Operational</b></p>					
<p><b>Measure:</b></p> <p>a. The Homeowners Association will maintain a list of commuter carpool destinations to facilitate and coordinate carpooling from the proposed project to employment centers and the Metrolink station.</p> <p>b. The Department of Real Estate “white report” for the proposed project will include references to severe wind conditions on the site, particularly during Santa Ana episodes.</p>	<p>Pre-Construction / Verify plans and CC&amp;Rs at plan check</p>	<p>County Department of Regional Planning and County Department of Public Works, Building and Safety Division</p>	<p>Review and approval of final CC&amp;Rs by County Department of Regional Planning and County Department of Public Works, Building and Safety Division</p>		
<p><b>Cultural Resources</b></p>					
<p><b>Measure:</b> If evidence of archeological resources is found during site grading activity, all grading and related activities shall cease and the on-site qualified archaeologist shall be consulted to assess the significance of the resource and to recommend appropriate protective measures.</p>	<p>Pre-Construction / Verify conditions of grading plan</p>	<p>County Department of Public Works, Building and Safety Division</p>	<p>Periodic reporting by on-site monitor during grading period and acceptance of reports by County Department of Public Works Building and Safety Division</p>		

Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance		
				Initials	Date	Remarks
<p><b>Measure:</b> The applicant will make arrangements for a Native American observer, together with a qualified archaeologist, to be present during grading operations.</p> <p><b>Measure:</b> if human remains are encountered during the development of the site, the County Coroner's Office and Native American Heritage Commission will be contracted for preservation and protection of the remains.</p>	<p>Pre-Construction - Verify conditions of grading plan by County Department of Public Works, Building and Safety Division</p> <p>Construction - On-site monitoring by project archaeologist and Native American observer</p>	<p>County Department of Public Works, Building and Safety Division</p> <p>Project archaeologist, Native American observer, and County Department of Public Works, Building and Safety Division</p>	<p>Verification of compliance prior to grading by County Department of Public Works Building and Safety Division</p> <p>Periodic reporting by on-site monitor during grading period and acceptance of reports by County Department of Public Works Building and Safety Division</p>			
<p><b>Biological Resources</b></p> <p><b>Measure:</b> Where project roadways cross the main drainage course (shown as "flood hazard area" on the Tract Map), a bridge-like structure shall be used and the bottom shall be kept natural (natural bottom arch culverts roughly four feet high and 20 feet wide). Road crossings of the main drainage occur at only two locations, as shown on the Tract Map. Channelization and paving of the main drainage course shall thus be reduced and the drainage course will retain a natural character (natural slope, soils, and vegetation) outside of the crossings. All development shall be outside the flood hazard area, providing natural buffers between the streambed and development (distances vary - on average housing pads would be at least 100 feet from the floodline). Open space areas and residential back yards shall provide buffers between the main drainage course and adjacent development. Locally indigenous plant species common to the area shall be utilized in the buffer area. Sensitive or rare plant species, such as Peirson's morning glory, and Parish's sagebrush shall be used in appropriate re-vegetation and planting areas. In the remaining portions of the site, the project stormwater drainage will occur in pipes, the design of which shall comply with all County requirements.</p> <p>The portions of all lots exceeding a grade of 2:1 shall be restricted against removal of vegetation or re-vegetated plant materials, except for fire protection purposes or as required for the preparation of building sites. The applicable slopes shall be called out and conditioned on the Final Revised Tract Map. Vegetation can be removed if it is replanted with vegetation consistent with the approved plant palette. Vegetation shall not be removed beyond the limits of that required for fire protection purposes, as specified by an approved Fuel Modification Plan.</p>	<p>Pre-Construction / Verify plans at plan check</p>	<p>County Department of Regional Planning and County Department of Public Works, Building and Safety Division</p>	<p>Review and approval by County Department of Regional Planning and County Department of Public Works, Building and Safety Division</p>			

4. Mitigation Monitoring Report Program

Mitigation Measure	Monitoring Phase and Action		Enforcement Action and Responsible Agency/Agencies		Verification of Compliance	
	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Initials	Date	Remarks
<p><b>Measure:</b> To minimize adverse impacts to designated open space areas, the limits of grading shall be clearly marked prior to grading on each parcel. All areas required for storage of equipment, stockpile areas, turnarounds, and site access shall be within the limits of grading. No work shall occur outside the identified construction site. The filling of canyons for streets, roads, and pads shall be kept to a minimum to preserve habitat resources in these areas. Total canyon removal shall be avoided.</p>	Pre-Construction - Verify grading plans at plan check	County Department of Public Works, Building and Safety Division	Review and approval by County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> Erosion control measures, such as temporary berms, sandbagging, and desiltation basins, shall be in place during all phases of construction and shall be regularly maintained. Revegetation of all cut, graded, or filled slopes with appropriate native drought-tolerant species shall be initiated within 180 days of completion of grading for each phase in order to diminish the potential for erosion problems. Sensitive, rare, and frost resistant native plant species shall be emphasized, including Pierson's morning glory, California juniper, and Parish's sage brush.</p>	Construction - Verify grading plans at plan check	County Department of Public Works, Building and Safety Division	Review and approval by County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> CC&amp;Rs shall incorporate a "leash law" that discourages free-running dogs in the finished project site and shall specify that pet food be kept indoors to the extent feasible, to reduce the attraction of coyotes and other wildlife into the site. Property owners shall be encouraged to fence backyard dogs, or keep them on running leashes, and to keep pet cats indoors to prevent predation and harassment of wildlife.</p>	Pre-Construction - Verify CC&Rs at plan check	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Review and approval of final CC&Rs by County Department of Regional Planning and County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> Discharge of firearms, including pellet and BB guns, within the project site, including open space area, shall be prohibited by the CC&amp;Rs.</p>	Pre-Construction - Verify CC&Rs at plan check	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Review and approval of final CC&Rs by County Department of Regional Planning and County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> The use of motorized off-road vehicles, and non-motorized mountain bicycles in open space areas shall be prohibited by the CC&amp;Rs. Horse travel shall be restricted to established riding trails, fenced yards, and other appropriate surfaces, away from natural habitat areas. Notices and barriers appropriate to exclude vehicles while permitting entrance by pedestrians, equestrian traffic, and wildlife shall be installed. All pedestrian, equestrian and bicycle trails shall be placed well outside any streambed or canyon bottom; and, as appropriate, buffers such as low fences or appropriate vegetation that would hinder passage shall be constructed or planted between use areas and open space areas.</p>	Pre-Construction - Verify CC&Rs at plan check	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Review and approval of final CC&Rs by County Department of Regional Planning and County Department of Public Works, Building and Safety Division			

Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance		
				Initials	Date	Remarks
<p><b>Measure:</b> CC&amp;Rs shall include a description of the sensitive slender mimosas, and shall encourage property owners to avoid trampling, cutting flowers, collecting, or otherwise damaging these plants or their habitat.</p>	Pre-Construction - Verify CC&Rs at plan check	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Review and approval of final CC&Rs by County Department of Regional Planning and Public Works, Building and Safety Division			
<p><b>Measure:</b> The poisoning or killing of ground squirrels, gophers, kangaroo rats, or other small mammals shall be prohibited by project CC&amp;Rs in all open spaces. Oil and chemical dumping shall be prohibited throughout the site by CC&amp;Rs.</p>	Pre-Construction - Verify CC&Rs at plan check	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Review and approval of final CC&Rs by County Department of Regional Planning and Public Works, Building and Safety Division			
<p><b>Measure:</b> Insects are of high dietary importance to many forms of wildlife. The use of pesticides shall be restricted to landscaping and garden plants in the immediate vicinity of developed pads, not to exceed 50 feet from the original pads. Use of non-toxic discriminatory pest controls shall be encouraged.</p>	Pre-Construction - Verify CC&Rs at plan check	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Review and approval of final CC&Rs by County Department of Regional Planning and Public Works, Building and Safety Division			
<p><b>Measure:</b> No alteration of any designated blue-line drainage shall occur prior to the notification of the California Department of Fish and Game and the obtaining of a Streambed Alteration Agreement, and complying with all requirements designed to reduce impacts to less than significant.</p>	Pre-Grading - Verify at grading plan check	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Review and approval of final grading plan by County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> No fill shall be placed in any blue-line drainage under the jurisdiction of the United States Army Corps of Engineers without first complying with Corp requirements to assure compliance the Clean Water Act.</p>	Pre-Grading - Verify at grading plan check	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Review and approval of final grading plan by County Department of Public Works, Building and Safety Division			
<p><b>Measure:</b> Pursuant to the County Oak Tree Ordinance, oak trees removed from the site shall be replaced with 15-gallon, or larger, oak trees at a ratio of 6:1.</p>	Grading/Construction - Review arborist letter certifying completion of planting	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Field verification and sign-off by County Department of Public Works Building and Safety Division			
<b>Environmental Safety – Hazardous Waste</b>						
<p><b>Measure:</b> Hazardous wastes that may be encountered during grading and excavation of the landfill shall be handled in</p>	Grading/Construction - On-going monitoring	County Department of Public Works,	On-going monitoring during construction by			

Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance	
				Initials	Date
Remarks					
<p>accordance with all applicable Federal, State, and local regulations.</p>	<p>during construction by County Department of Public Works Building and Safety Division</p>	<p>Building and Safety Division</p>	<p>County Department of Public Works Building and Safety Division</p>		
<p><b>Environmental Safety – Natural Gas Line</b></p> <p><b>Measure:</b> The gas easement traversing the project will be fenced on both sides in areas where it is not under or immediately adjacent to paved roadways. A road, horse trail or other open space will be provided on other areas of the easement. The Gas Company will provide documentation that it is aware of the project and the proximity of the proposed dwelling units to the existing gas lines as part of its review of the project plans. Specific design plans will be provided for proper access in conjunction with the fencing of the gas line easement as it approaches project roadways.</p> <p>The proposed fenced landscape strip/equestrian trail occupying approximately 2,000 feet of SCGC right-of-way is acceptable to SCGC. Additionally, SCGC requires 14-foot-wide areas gates with gas company locks, installed at both ends of the proposed equestrian trail in addition to complying with SCGC Standard Right-of-Way Requirements.</p> <p>Street sections constructed within the SCGC right-of-way shall be a minimum of 60 feet from property line to property line and the two SCGC 30 inch pipelines shall be placed within the paved area between the curbs. Sewer and storm drains installed within the paved street section shall comply with SCGC clearance requirements (1 foot minimum for perpendicular crossings; 5 foot center to center for parallel installation). All other utilities shall be placed outside the paved street section. All utilities installed within the limits of the SCGC right-of-way will require a common use agreement with SCGC.</p> <p>The depths of the two 30-inch pipelines shall be verified by the applicant and plotted on the grading plan. There shall be no charge in grade over the pipelines resulting in less than 42-inches or more than 7 feet of cover, including street structures. All grading plans will be subject to SCGC review prior to approval.</p> <p>The pipeline operating status will be charged due to the increase in population density. One of the pipelines does not qualify for operation in this population density category (Location Class 3). This pipeline will either have to be re-qualified or upgraded. An engineering study is required to make this determination.</p>	<p>Pre-Construction/ Construction – Review and approval of plans at plan check; Contractor and County Department of Public Works, Building and Safety to coordinate with SCGC personnel</p>	<p>SCGC, County Department of Public Works, Building and Safety</p>	<p>Approval in field by SCGC, County Department of Public Works, Building and Safety</p>		
<p><b>Measure:</b> Gas company personnel must be on-site during any construction or excavating within the SCGC right-of-way.</p>	<p>Construction – Contractor and County Department of Public</p>	<p>SCGC, County Department of Public</p>	<p>Approval in field by SCGC, County Department of Public</p>		

A. Mitigation Monitoring Report Program

Mitigation Measure	Monitoring Phase and Action		Review Agency/Agencies		Enforcement Action and Responsible Agency/Agencies		Verification of Compliance		
	Works, Building and Safety to coordinate with SCGC personnel	Pre-Construction - Condition tentative map. Verify before final map recording of any phases adjacent to the gas line	Works, Building and Safety	County Department of Public Works, Land Development Division, County Department of Regional Planning	Works, Building and Safety	Approval by County Department of Public Works, Land Development Division, County Department of Regional Planning	Initials	Date	Remarks
<p><b>Measure:</b> The tentative tract map shall demonstrate SCGC's requirements, including:</p> <ul style="list-style-type: none"> <li>The gas pipeline will be within the paved area of the roadways or within the boundaries of the equestrian park area or in areas of secondary building rights which may be dedicated to the County of Los Angeles.</li> <li>The equestrian park/landscaped area will be fenced.</li> <li>The SCGC's Standard Right of Way Requirements will apply.</li> <li>Required access gates and locks will be provided.</li> <li>Street sections within the SCGC right-of-way will be 60-feet in width, including the equestrian easement.</li> <li>Sewers and storm drains within the paved street section of the easement will comply with SCGC clearance requirements.</li> <li>All utilities within the easement, other than sewers and storm drains, except for street crossings, will be placed outside of the paved street section.</li> <li>Pipeline reclassification study required.</li> </ul>									
<p><b>Environmental Safety – Abandoned Well</b></p> <p><b>Measure:</b> Prior to the recording of the final map for Phase VI, the project plans shall be submitted to the Department of Conservation's Construction Site Review Board. The Department of Conservation shall determine the need for well inspection and further abandonment or re-abandonment. All applicable state requirements shall be adhered to in such abandonment.</p>									
<p><b>Flood Hazards/Water Quality - General</b></p> <p><b>Measure:</b> Within 180 days of the completion of grading for each phase, the applicant will hydroseed all residential pads to reduce erosion and initiate the installation of plant materials on all slopes and other open space areas as called for in the re-vegetation plan.</p> <p><b>Measure:</b> All desilting basins, catchbasins, detention basins and spillways will be constructed to County and Regional Water Quality Control Board standards, as necessary to prevent water from migrating into areas of compacted fill and also to comply with all current standards for detention of storm-water runoff.</p>									

4. Mitigation Monitoring Report Program

Mitigation Measure	Monitoring Phase and Action		Enforcement Action and Responsible Agency/Agencies		Verification of Compliance	
	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Initials	Date	Remarks
<p><b>Measure:</b> Rip-rap and piping will be placed in areas of discharge and where needed along channels to prevent channel erosion. The remainder of the drainage courses will be retained in a natural state as open water courses.</p>	Pre-Construction/ Construction - Verify plans at plan check	County Department of Public Works, Land Development Division	Plan sign-off and construction monitoring by County Department of Public Works, Division of Building and Safety			
<p><b>Measure:</b> Subdrains will be installed in key filled slopes during grading.</p>	Pre-Construction/ Construction - Verify plans at plan check	County Department of Public Works, Land Development Division	Plan sign-off and construction monitoring by County Department of Public Works, Division of Building and Safety			
<p><b>Measure:</b> All proposed cut-and-fill slopes shall be landscaped or restored to a near-natural vegetative state to reduce potential erosion and increased runoff.</p>	Pre-Construction/ Construction - Verify plans at plan check	County Department of Public Works, Land Development Division	Plan sign-off and construction monitoring by County Department of Public Works, Division of Building and Safety			
<p><b>Measure:</b> On-site ponding problems will be corrected by providing an on-site subsurface storm drainage system to handle flows at low points and to direct flows away from structures. A drainage system of pipelines and catchbasins will be constructed on the project site. In open areas between buildings, catchbasins will intercept runoff at the lower elevations and direct it toward a drainage pipeline. Desilting basins will be placed where large debris flows could potentially occur. Basins will be checked annually and will be maintained by a Maintenance District established by the County.</p>	Pre-Construction/ Construction - Verify plans at plan check	County Department of Public Works, Land Development Division	Plan sign-off and construction monitoring by County Department of Public Works, Division of Building and Safety			
<p><b>Measure:</b> Flows into any County storm drainage facilities shall be maintained at the existing rate or lower. The Conditional Use Permit (CUP) will mandate the maintenance responsibility of the detention basin(s) to the Homeowners' Association, Maintenance Organization, or the County.</p>	Pre-Construction/ Construction - Verify plans at plan check	County Department of Public Works, Land Development Division	Plan sign-off and construction monitoring by County Department of Public Works, Division of Building and Safety			
<p><b>Measure:</b> The County Department of Public Works, Land Development Division-Drainage and Grading Section approved the original drainage concept prepared for the proposed project under the condition that the following actions be completed to the satisfaction of the Director of Public Works.</p> <ul style="list-style-type: none"> <li>Prior to the filing of the final map, the applicant shall submit a plan to provide and dedicate drainage facilities to remove flood hazard and show the necessary easements and/or right of ways on the final map.</li> </ul>	Pre-Construction - Condition tentative map, verify on final map	County Department of Regional Planning and County Department of Public Works, Land Development Division	Plan approval by County Department of Public Works, Land Development Division			

Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> <li>Prior to the filing of the final map, the applicant shall place a note of flood hazard on the final map and delineate the areas subject to flood hazard. The applicant shall dedicate the right to the County to restrict the erection of buildings in the flood hazard areas.</li> <li>The applicant shall comply with the requirements of the drainage concept to the satisfaction of the Department of Public Works.</li> <li>Prior to final map approval, the applicant shall submit deed restriction letters to restrict parking within dual access roads</li> <li>The Land Development Division has conditioned the proposed project for ultimate buildout of the site.</li> </ul>						
<p><b>Flood Hazards/Water Quality - Groundwater Quality Relating to Wastewater and Recycled Irrigation Water</b></p> <p><b>Measure:</b> The project shall implement a SUSMP to be reviewed and approved by the County of Los Angeles Department of Public Works, to reduce potential urban runoff water quality impacts to the groundwater. Implementation shall include standard and site-specific Best Management Practices (BMPs) to improve the quality of runoff that infiltrates into the groundwater. The following are among the BMPs proposed for the site.</p> <ol style="list-style-type: none"> <li>Design the project for lot runoff to be infiltrated from the graded pad areas through on-site pervious soils.</li> <li>Vegetate slopes with native or drought tolerant vegetation to minimize erosion.</li> <li>Provide rip rap at the outlets of storm drains, culverts, and conduits to minimize erosion.</li> <li>Prepare calculations to size SUSMP device prior to outlet downstream to the satisfaction of the County DPW.</li> <li>Design the project so that runoff from the streets shall be collected into catch basins with either filter catch basin inserts or with pipe outlets to the proposed SUSMP device prior to outlet downstream, subject to the satisfaction of the DPW. All SUSMP devices are to be publicly maintained.</li> <li>All catch basins and inlets shall be stenciled with "Warning! Drains to the Ocean" notes and symbols per National Pollutant Discharge Elimination Standards (NPDES) Best Management Practice (BMP) standards.</li> <li>Building designs shall direct rooftop runoff to the yards or vegetated areas.</li> </ol>	<p>Construction – Verify plans and confirm during site inspection</p>	<p>County Department of Public Works, Land Development Division</p>	<p>Plan approval and site inspection by County Department of Public Works, Division of Building and Safety</p>			

4. Mitigation Monitoring Report Program

Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Verification of Compliance		
			Initials	Date	
<p><b>Measure:</b> The project HOA shall annually distribute to residents guidelines for the maintenance of horses that include BMPs for the disposal of waste products from the horses.</p>	Pre-Construction - Verify CC&Rs at plan check	County Department of Regional Planning and County Department of Public Works, Building and Safety Division	Review and approval of final CC&Rs and landscape plans by County Department of Regional Planning and County Department of Public Works, Building and Safety Division		
<p><b>Geology</b></p> <p><b>Measure:</b> The project shall adhere to the site grading recommendations provided in RSA's Geo Technical Investigation in Appendix B of the DEIR, as updated or refined by final geotechnical specifications for the site. Applicable site grading recommendations shall be incorporated into project grading plans.</p>	Pre-construction – Verify plans	County Department of Public Works, Land Development and Materials Engineering Divisions	Plan approval by County Department of Public Works, Land Development and Materials Engineering Divisions		
<p><b>Measure:</b> The project shall adhere to the site grading recommendations provided in RSA's Geo Technical Investigation in Appendix B of the DEIR, as updated or refined by final geotechnical specifications for the site. Applicable site grading recommendations shall be incorporated into project grading plans.</p>	Pre-construction/ Construction - Verify plans at plan check/confirm during site inspection.	County Department of Public Works, Land Development and Materials Engineering Divisions	Plan approval by County Department of Public Works, Land Development and Materials Engineering Divisions, Site inspection by County Department of Public Works, Division of Building and Safety		
<p><b>Measure:</b> Frequent geotechnical inspections shall be conducted during the site grading. These inspections are necessary to substantiate previous geologic findings and to discover unforeseen conditions that may be exposed during grading. Any unanticipated adverse condition encountered should be evaluated by the project engineering geologist and the soils engineer, and the appropriate recommendations made and followed.</p>	Construction – Verify plans and confirm during site inspection	County Department of Public Works, Land Development and Materials Engineering Divisions	Plan approval by County Department of Public Works, Land Development and Materials Engineering Divisions, Site inspection by County Department of Public Works, Division of Building and Safety		
<p><b>Measure:</b> All grading and earthwork shall be performed under the observation of a geotechnical and soils engineer to ensure proper subgrade preparation, selection of satisfactory materials, and placement and compaction of all structural fills.</p>	Construction – Verify plans and confirm during site inspection	County Department of Public Works, Land Development and Materials Engineering Divisions	Plan approval by County Department of Public Works, Land Development and Materials Engineering Divisions, Site inspection by County Department of Public Works, Division of Building and Safety		

Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Enforcement Action and Responsible Agency/Agencies	Verification of Compliance	
				Initials	Date
					Remarks
<p><b>Measure:</b> To the extent possible, areas to be graded shall be cleared of existing vegetation and debris, and utilities, areas to be graded shall be cleared of existing vegetation and debris, and utilities (with the exception of the two natural gas lines) should be removed or relocated immediately prior to actual grading activities.</p>	Construction - Verify plans and confirm during site inspection	County Department of Public Works, Land Development Division	Works, Division of Building and Safety  Plan approval and site inspection by County Department of Public Works, Division of Building and Safety		
<p><b>Measure:</b> Excavations greater than 5 feet in depth shall be sloped or shored. Temporary excavations shall be sloped at 1:1 (horizontal to vertical) or flatter, up to a maximum depth of 25 feet below the surrounding grade. Flatter slopes shall be required if clean and/or loose sandy soils are encountered along the slope face.  The developer shall make the proposed CC&amp;Rs for the project available to the Agua Dulce Town Council prior to the CC&amp;Rs recordation.</p>	Pre-construction/ Construction - Verify plans at plan check/confirm during site inspection	County Department of Public Works, Land Development and Materials Engineering Divisions	Plan approval by County Department of Public Works, Land Development and Materials Engineering Divisions, Site inspection by County Department of Public Works, Division of Building and Safety		
<p><b>Measure:</b> All soils disturbed during excavation shall be compacted to at least 90 percent of the maximum density as determined by ATSM D-1557-78 standard.</p>	Pre-construction/ Construction - Verify plans at plan check/confirm during site inspection	County Department of Public Works, Land Development and Materials Engineering Divisions	Plan approval by County Department of Public Works, Land Development and Materials Engineering Divisions, Site inspection by County Department of Public Works, Division of Building and Safety		
<p><b>Measure:</b> In areas of earth or structural loads, soils shall be allowed to settle prior to the construction of the buildings.</p>	Pre-construction/ Construction - Verify plans at plan check/confirm during site inspection	County Department of Public Works, Land Development and Materials Engineering Divisions	Plan approval by County Department of Public Works, Land Development and Materials Engineering Divisions, Site inspection by County Department of Public Works, Division of Building and Safety		
<p><b>Measure:</b> During the construction of subterranean storm drains, soils shall be watered to minimize wind erosion and maintain dust control. Fill and cut slopes shall be vegetated to minimize erosion. A formal revegetation plan is provided in Appendix D of the DEIR.</p>	Pre-construction/ Construction - Verify plans at plan check/confirm during site inspection	County Department of Public Works, Land Development and Materials Engineering Divisions	Plan approval by County Department of Public Works, Land Development and Materials Engineering Divisions, Site inspection by County Department of Public Works, Division of Building and Safety		

4. Mitigation Monitoring Report Program

Mitigation Measure	Monitoring Phase and Action	Review Agency/Agencies	Verification of Compliance			
			Enforcement Action and Responsible Agency/Agencies	Initials	Date	Remarks
<p><b>Measure:</b> In undisturbed natural soils or in compacted fill soils, spread foundations shall be used to support lightly loaded structures.</p>	<p>Pre-construction/ Construction - Verify plans at plan check/confirm during site inspection</p>	<p>County Department of Public Works, Land Development and Materials Engineering Divisions</p>	<p>Department of Public Works, Division of Building and Safety</p>			
<p><b>Measure:</b> Heavier structures shall be supported on mat foundations. The mat shall support the walls and individual columns of the building as well as serve as the lowest floor slab.</p>	<p>Pre-construction/ Construction - Verify plans at plan check/confirm during site inspection</p>	<p>County Department of Public Works, Land Development and Materials Engineering Divisions</p>	<p>Plan approval by County Department of Public Works, Land Development and Materials Engineering Divisions, Site Inspection by County Department of Public Works, Division of Building and Safety</p>			
<p><b>Measure:</b> To the extent possible, the grading will be contoured to conform with surrounding landforms.</p>	<p>Pre-construction/ Construction - Verify plans at plan check</p>	<p>County Department of Public Works, Land Development and Materials Engineering Divisions</p>	<p>Plan approval by County Department of Public Works, Land Development and Materials Engineering Divisions</p>			
<p><b>Measure:</b> Building sites over much of the proposed project will be developed with sloping pads so as to blend the building sites into the natural rolling topography of the proposed project.</p>	<p>Pre-construction/ Construction - Verify plans at plan check</p>	<p>County Department of Public Works, Land Development and Materials Engineering Divisions</p>	<p>Plan approval by County Department of Public Works, Land Development and Materials Engineering Divisions</p>			
<p><b>Measure:</b> Although no heavily loaded structures are anticipated, any heavily loaded structures developed on-site shall be supported by drilled or driven piles.</p>	<p>Pre-construction/ Construction - Verify plans at plan check/confirm during site inspection</p>	<p>County Department of Public Works, Land Development and Materials Engineering Divisions</p>	<p>Plan approval by County Department of Public Works, Land Development and Materials Engineering Divisions, Site Inspection by County Department of Public Works, Division of Building and Safety</p>			